LAMB & CO

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Inspired by property, driven by passion.

WHITEGATES COURT, CLACTON-ON-SEA, CO16 9FD

PRICE £395,000

Situated in the charming village of Little Clacton, this well-presented three-bedroom detached bungalow in a private cul-de-sac, offering contemporary living with high-quality finishes. The property features a spacious lounge/diner, a modern kitchen with integrated appliances, and three well-proportioned bedrooms, including a master with en-suite. Underfloor heating throughout ensures comfort, while the south-facing rear garden provides a perfect space for outdoor relaxation with two patio areas. Additional benefits include a detached garage with electric door & off-road parking.

- Three Bedrooms
- En Suite
- South Facing Garden With Artificial Grass
- Private Cul-De-Sac
- New Kitchen & Bathroom Recently Fitted in 2023
- EPC - B
- Underfloor Heating Throughout
- 24'8" X 14'00" Lounge/Diner
- Extensive Fitted Wardrobes In Two Bedrooms

ENTRANCE HALL

BEDROOM TWO

11'00" 10'00" (3.35m 3.05m)

LOUNGE/DINER

24'8" 14'00" (7.52m 4.27m)

BATHROOM

9'9" 7'4" (2.97m 2.24m)

KITCHEN/BREAKFAST ROOM

16'9" 10'3" (5.11m 3.12m)

BEDROOM ONE

13'00" 10'4" (3.96m 3.15m)

EN SUITE

8'8" 3'2" (2.64m 0.97m)

BEDROOM THREE

9'6" 8'8" (2.90m 2.64m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

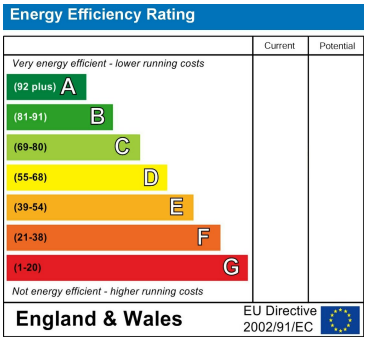
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

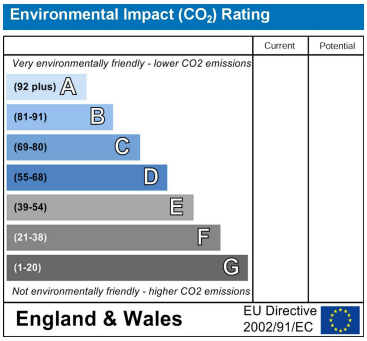
Material Information

Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: EE - Likely. Three, O2, Vodaphone - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: £220 Per Annum Estate Charge
Seller's Position: Needs To Find
Garden Facing: South

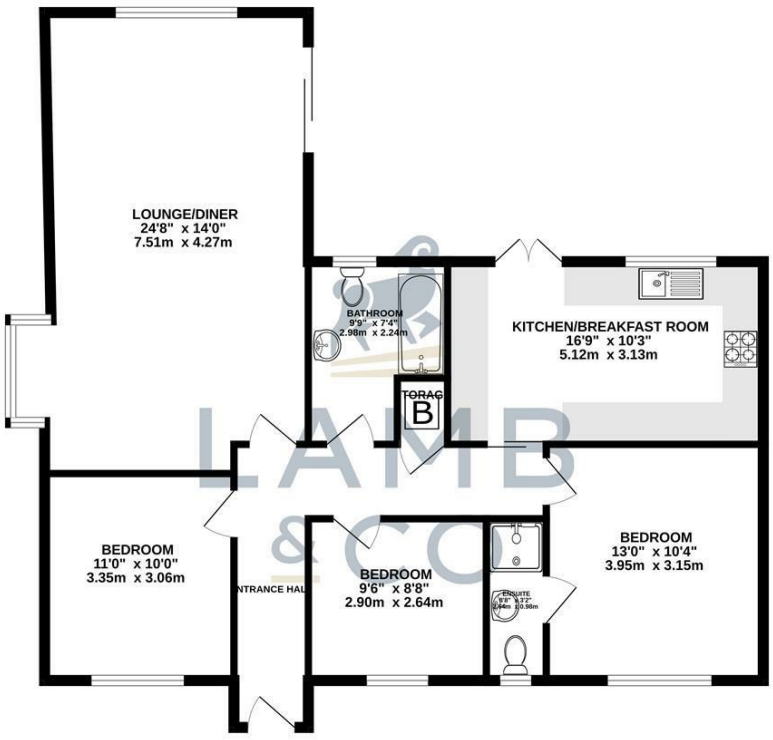
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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