



LAMB & CO

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Inspired by property, driven by passion.



## ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS

OFFERS IN EXCESS OF £415,000

Modern elegance and generous space define this beautifully presented four-bedroom detached bungalow, offered with no onward chain. Set back from the road behind a large driveway, the property enjoys both privacy and quiet, despite its well-connected location.

Ideally positioned between Clacton and the sought-after village of St Osyth, the home offers excellent access to local amenities, coastal routes, and commuter links. While the road can be busier during summer months due to its popularity with visitors heading into Clacton, the setback position means that road noise is minimal, and the convenience of the location is a real asset.

Inside, you'll find modern finishes throughout, a separate utility room, and a spacious, light-filled open-plan kitchen and lounge with sliding doors that open onto a substantial garden—perfect for entertaining or relaxing in the sun. Off-road parking is plentiful thanks to the generous driveway, making this home as practical as it is stylish.

- Four Bedrooms
- Open Plan Kitchen & Lounge
- Off Road Parking
- Utility Room
- Sizeable Garden & Driveway
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY



### KITCHEN/LOUNGE

18'5" x 26'1" (5.61m x 7.95m)



### KITCHEN AREA



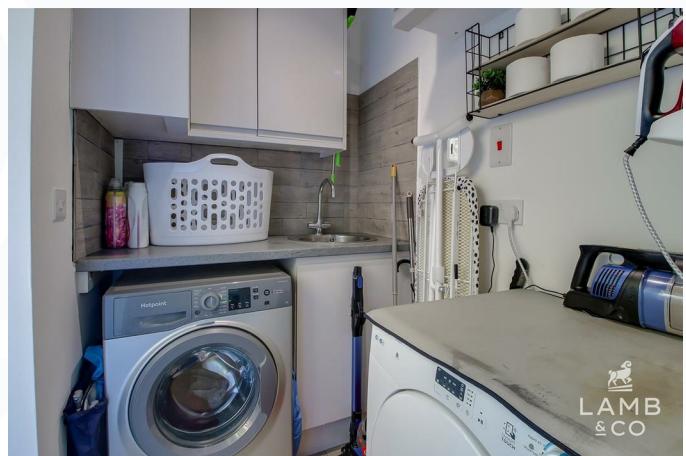
### SHOWER ROOM

5'8" x 5'4" (1.73m x 1.63m)



### UTILITY ROOM

5'8" x 5'9" (1.73m x 1.75m)



## BEDROOM ONE

15'0" x 10'11" (4.57m x 3.33m)



## BEDROOM FOUR

11'11" x 9'1" (3.63m x 2.77m)



## BEDROOM TWO/SNUG

16'7" x 10'11" (5.05m x 3.33m)



## BATHROOM

5'9" x 11'1" (1.75m x 3.38m)



## BEDROOM THREE

13'11" x 10'11" (4.24m x 3.33m)



## OUTSIDE FRONT



## OUTSIDE REAR



## 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.

## 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.

## Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains

Broadband: O2 likely

Mobile Coverage: Ultrafast Full Fibre

Construction: Standard

Restrictions: No

Rights & Easements:

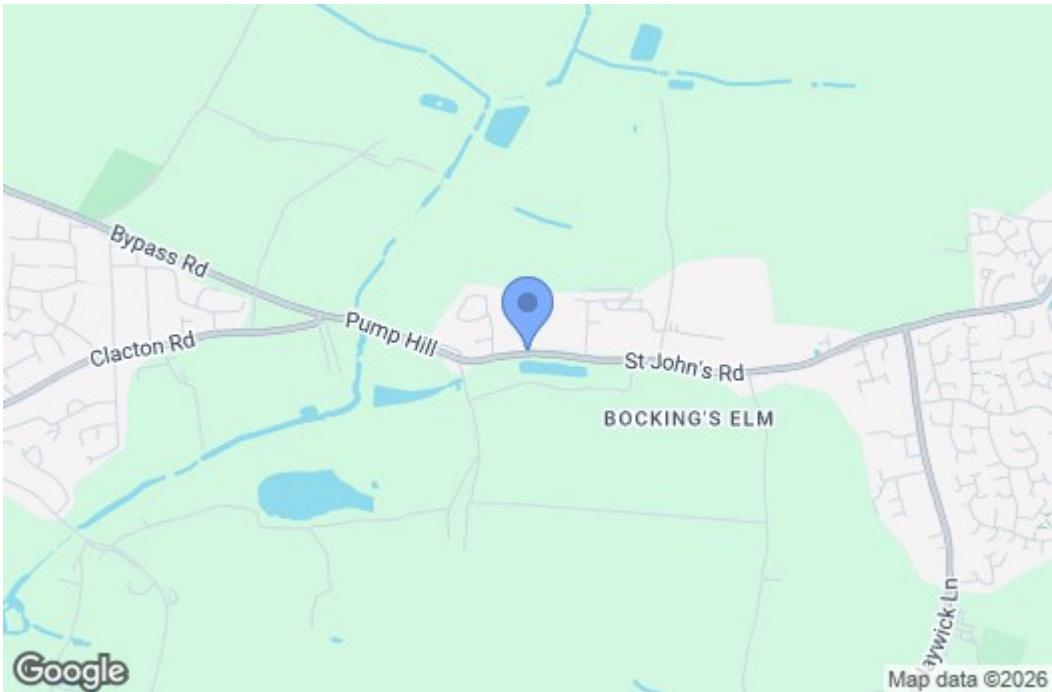
Flood Risk: Very low

Additional Charges: No

Seller's Position: No onward

Garden Facing: North

## Map



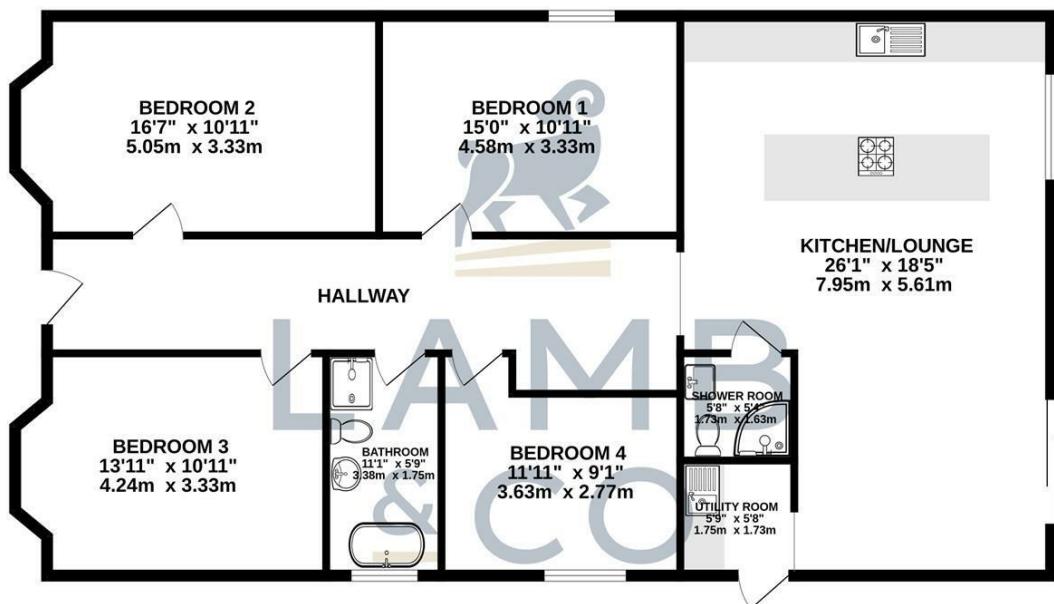
## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
1413 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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