



LAMB & CO

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Inspired by property, driven by passion.



## HARWICH ROAD, LITTLE CLACTON, CO16 9PU

### OFFERS IN EXCESS OF £450,000

Situated in the peaceful village of Little Clacton looking out to field views, this stunning three-bedroom detached bungalow has been fully refurbished and upgraded to new-build standard following extensive, high-quality renovation work including impressive kitchen with integrated AEG oven & microwave, dishwasher, full height fridge and full height freezer. This exceptional home combines the benefits of a bespoke renovation with the ease of single-level living, offering a turnkey move. Located close to local amenities, countryside walks, and transport links, this bungalow offers both peace and convenience.

- Three Bedrooms
- As Good As a New Build
- South Facing Rear Garden
- Field Views to Front
- Garage with Electric Sectional Door
- Utility Room
- Generous Block Paved Driveway with Further Gated Area
- EPC - TBC
- En - Suite



## SPECIFICATION

- New roof
- Extended to rear
- Mostly replacement UPVC windows
- Bi-folding doors to living room with integrated blinds
- Re-wired & re-plumbed
- New central heating system
- Re-plastered throughout
- Spotlights throughout
- Oak internal doors
- Newly fitted kitchen with integrated eye-level AEG oven & microwave, full height fridge, full height freezer & dishwasher
- Utility room with space for washing machine & tumble dryer
- Fully tiled bathroom & en-suite
- LVT flooring to hall, kitchen & utility
- Carpet to bedrooms
- Landscaped rear garden with porcelain patio
- Newly built garage with electric, sectional door
- Landscaped front garden with decorative wall
- Block paved driveway
- Double, scalloped gates
- Newly rendered

## ENTRANCE HALL

### BEDROOM ONE

11'8" 10'5" (3.56m 3.18m)



### EN SUITE

10'6" 4'00" (3.20m 1.22m)

### BEDROOM TWO

11'8" 10'6" (3.56m 3.20m )



### BATHROOM

8'9" 5'1" (2.67m 1.55m )



### BEDROOM THREE

10'5" 6'5" (3.18m 1.96m)



## LOUNGE

18'2" 13'00" (5.54m 3.96m )

## KITCHEN

18'2" 11'6" (5.54m 3.51m)



## UTILITY ROOM

7'00" 5'3" (2.13m 1.60m)



## 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.

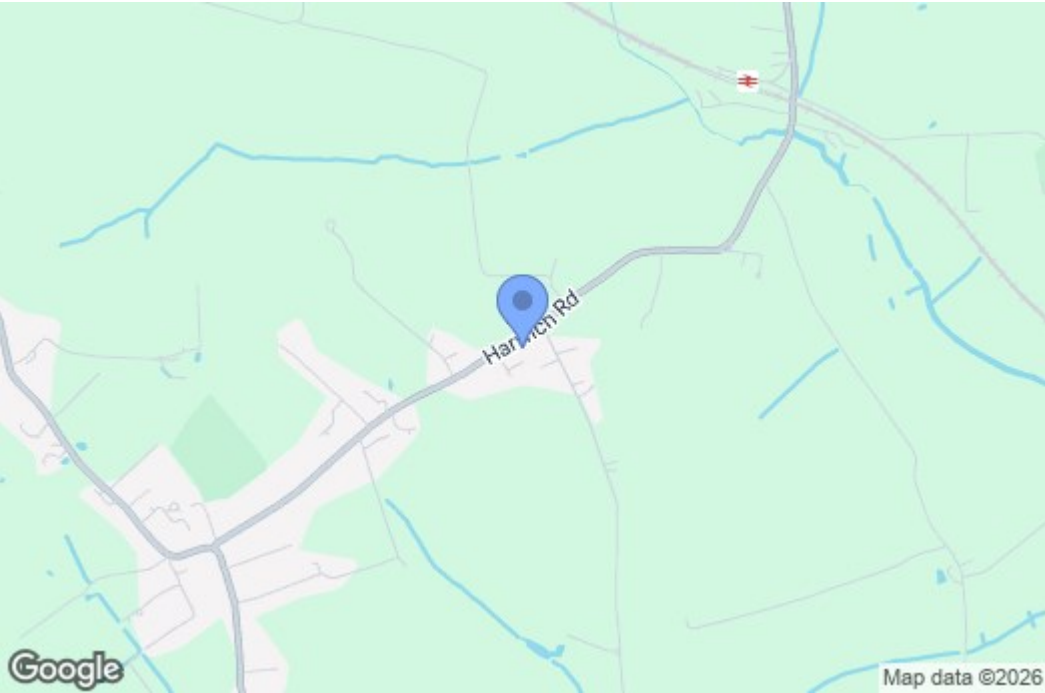
### AML

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.

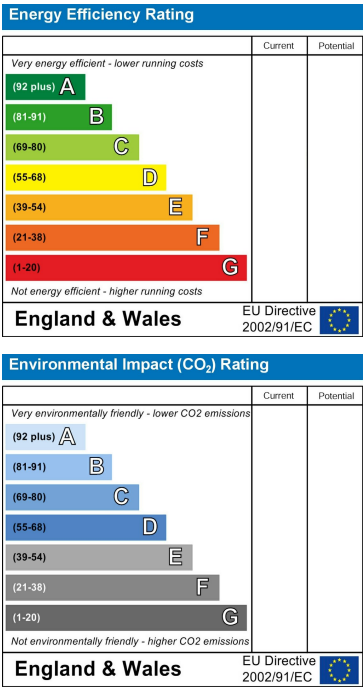
### Material Information

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: South

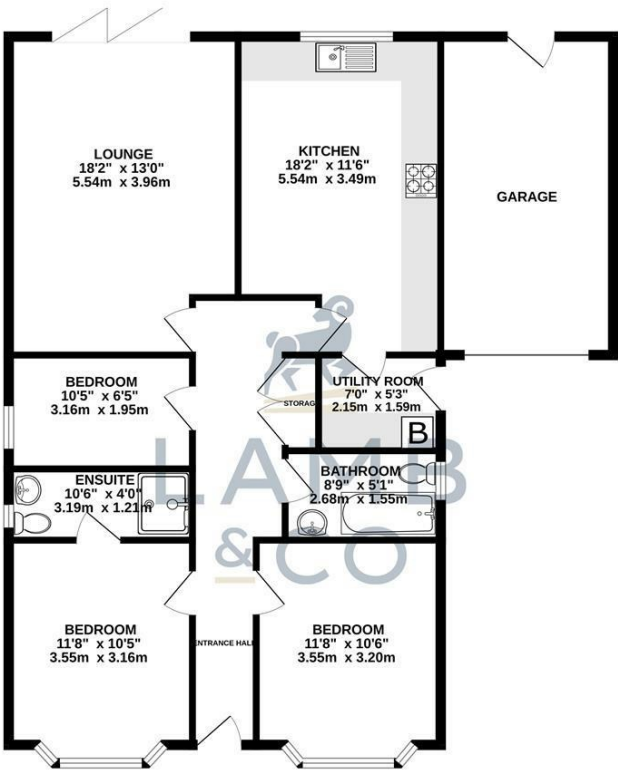
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1186 sq ft (110.1 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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