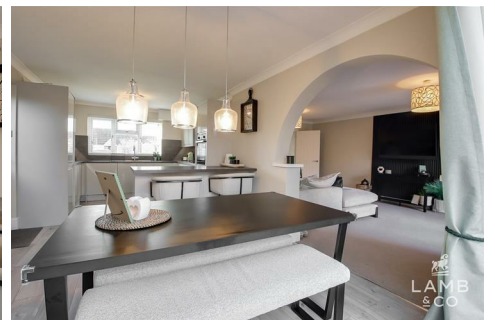




LAMB & CO

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## TOTTERIDGE CLOSE, CLACTON-ON-SEA, CO16 7HJ

### GUIDE PRICE £375,000

Guide Price £375,000 - £400,000. This beautifully presented four-bedroom detached house offers versatile living in a sought-after area of Clacton-on-Sea. The property boasts modern interiors, spacious rooms, and a well-maintained garden. A standout feature is the self-contained annexe, ideal for extended family. The main house includes a bright and airy living room, a stylish kitchen with dining space, three generously sized bedrooms, and a contemporary family bathroom. The annexe provides additional flexibility with its own entrance, living area, bedroom, and bathroom.

- Four Bedrooms
- Beautifully Presented
- Annexe
- Conservatory
- Off Road Parking
- EPC - E



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## ENTRANCE HALL

W.C

5'00" 4'00" (1.52m 1.22m)

## LOUNGE

18'00" 12'10" (5.49m 3.91m)



## KITCHEN/DINING ROOM

20'8" 10'7" (6.30m 3.23m)



## CONSERVATORY

11'10" 10'7" (3.61m 3.23m)



## BATHROOM

6'8" 5'5" (2.03m 1.65m )

## BEDROOM TWO

13'6" 9'2" (4.11m 2.79m)



## BEDROOM ONE

14'00" 12'00" (4.27m 3.66m )



## BEDROOM

10'10" 7'9" (3.30m 2.36m )



## BEDROOM THREE

9'1" 8'4" (2.77m 2.54m )



## SHOWER ROOM

7'10" 5'5" (2.39m 1.65m)



## KITCHEN/LIVING SPACE

17'00" 9'4" (5.18m 2.84m)



## 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.

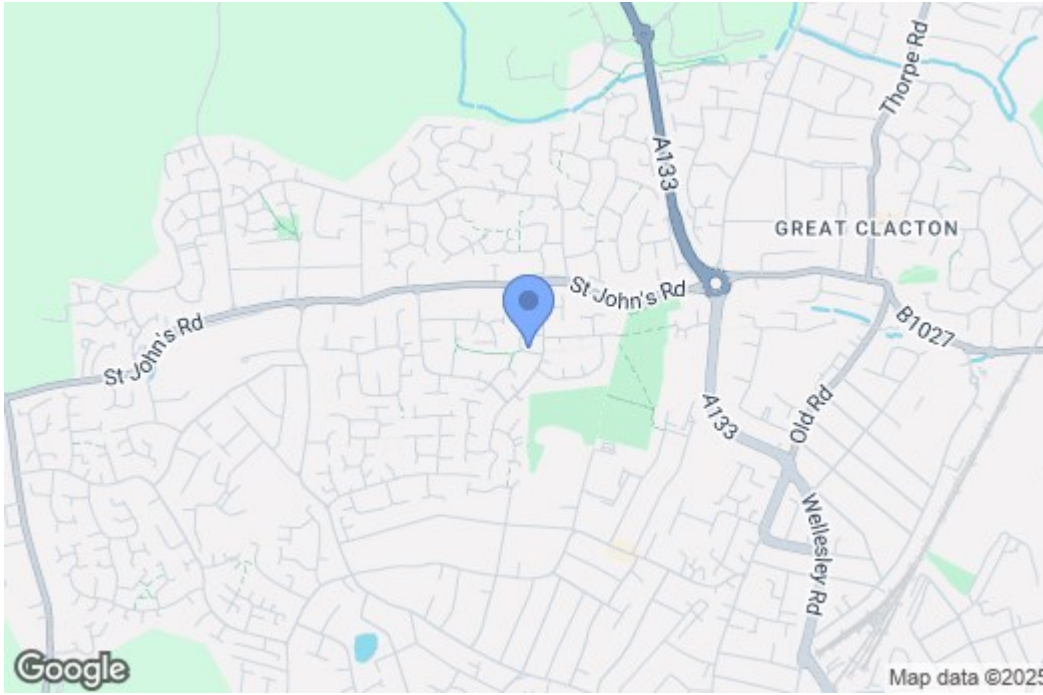
### AML

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.

### Additional Info

Council Tax Band: D  
Heating: Gas  
Services: Mains gas, electricity, water and drainage  
Broadband: Superfast  
Mobile Coverage: O2 - Likely. Three, EE, Vodafone - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges:  
Seller's Position: Needs To Find (Can Possibly Vacate)  
Garden Facing: East

## Map

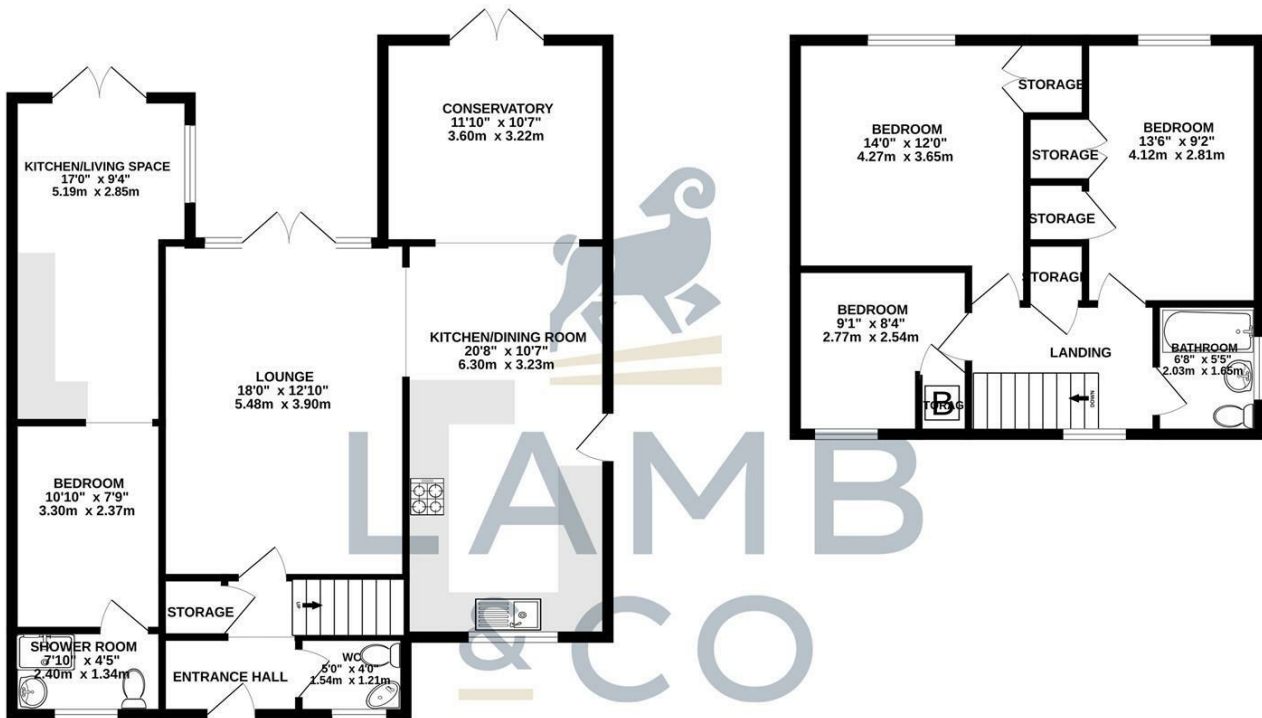


## EPC Graphs

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

## Floorplan



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 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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