



## MELINDA LANE, CLACTON-ON-SEA, CO16 8HX

GUIDE PRICE £550,000

An exceptional, custom-built house boasting generous rooms and sleek design. The kitchen/living area offers an abundance of space for cooking, dining and entertaining, with the bi-fold doors affording ample natural light. This home offers versatile accommodation with bedrooms and bathrooms to both levels to suit multiple living arrangements. Additional features include an outbuilding (currently used as a music studio), luxury finishes, garage with electric door and driveway.

- Four Bedrooms
- Three Bathrooms
- Luxury Spec
- Garage & Driveway
- Garden Studio/Gym
- EPC B
- Built 2020
- Bespoke Self-Build

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



## HALLWAY



## KITCHEN/DINING/FAMILY ROOM

24'1" x 20' (7.34m x 6.10m)



## UTILITY ROOM

9'0" x 6'1" (2.74m x 1.85m)



## SHOWER ROOM

7'2" x 6'8" (2.18m x 2.03m)



## BEDROOM FOUR

11'11 x 10'10 (3.63m x 3.30m)



## LANDING



## SITTING ROOM/BEDROOM FIVE

16'9 into bay x 12'8 (5.11m into bay x 3.86m)



## BEDROOM ONE

15'7 x 14'3 (4.75m x 4.34m)



## EN SUITE

9'6 x 2'10 (2.90m x 0.86m)



## FIRST FLOOR

## BEDROOM TWO

15'7 max x 13'3 (4.75m max x 4.04m)



## BATHROOM

13'10 x 9'4 (4.22m x 2.84m)



## BEDROOM THREE

10'2 x 9'9 (3.10m x 2.97m)



## OUTSIDE

### FRONT



### REAR



## GARDEN STUDIO

## GYM

9'1 x 8'10 (2.77m x 2.69m)

## STUDIO

12'7 x 8'10 (3.84m x 2.69m)

## MATERIAL INFO

Council Tax Band: D

Heating: Gas central heating (underfloor to ground floor, radiators to first floor)

Services:

Mains electricity - Y

Mains gas - Y

Mains water - Y

Mains drainage - Y

Other -

Broadband: Ultrafast fibre available (1,800 mbps)

Mobile Coverage:

O2 - Good outdoor

EE - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor, variable in-home

Construction: Conventional cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: None

Seller's Position: Complete onward chain

Garden Facing: North

Non-Standard Features to note: None

Warranty - Balance of 10 year structural warranty

## Agents Note Sales

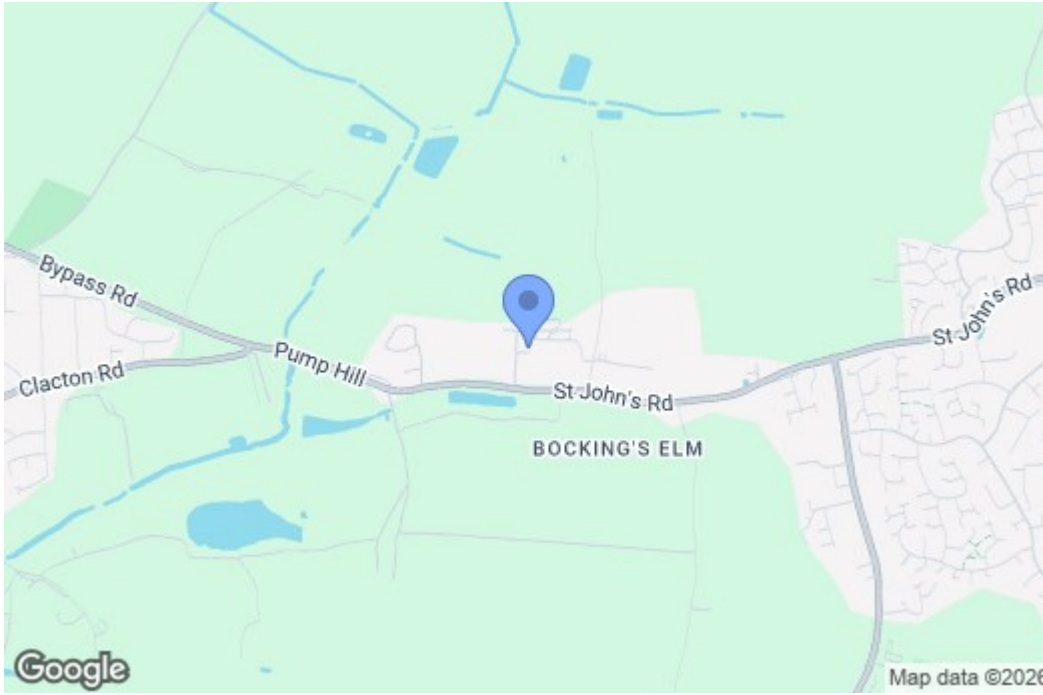
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

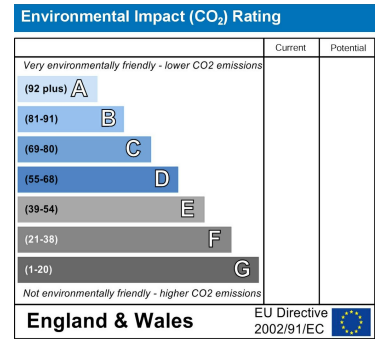
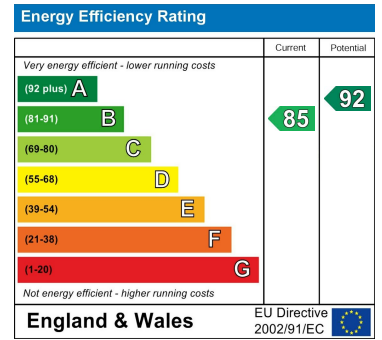
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

# Map



# EPC Graphs



# Floorplan

## 12 Melinda Lane, Clacton-On-Sea, CO16 8HX

Approximate Gross Internal Area = 1951 sq ft / 181.3 sq m  
 Garage / Outbuilding = 379 sq ft / 35.2 sq m  
 Total = 2330 sq ft / 216.5 sq m  
 (Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale.  
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