



LAMB & CO

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Inspired by property, driven by passion.



MELINDA LANE, CALCTON-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)



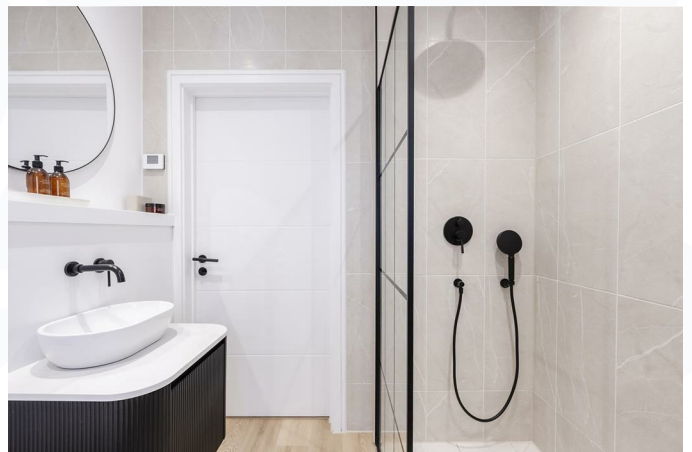
UTILITY ROOM

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



SHOWER ROOM

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

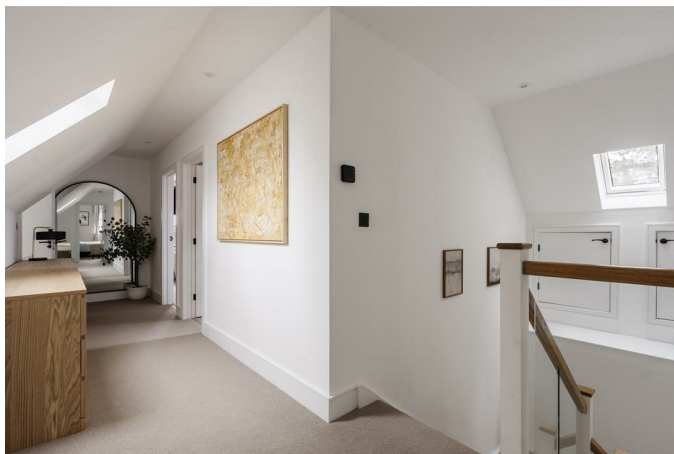


BEDROOM FOUR

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



LANDING



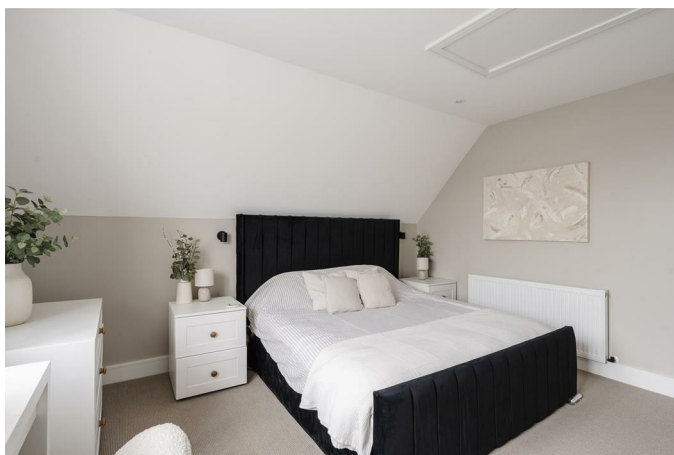
SITTING ROOM/BEDROOM FIVE

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

- 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.

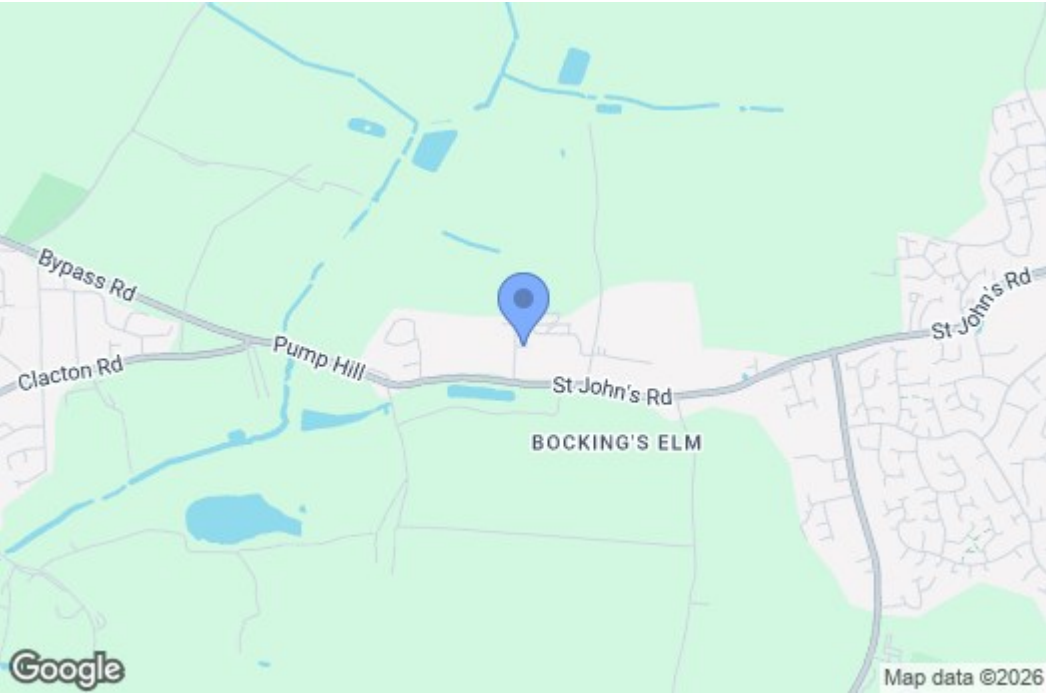
Agents Note Sales

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.

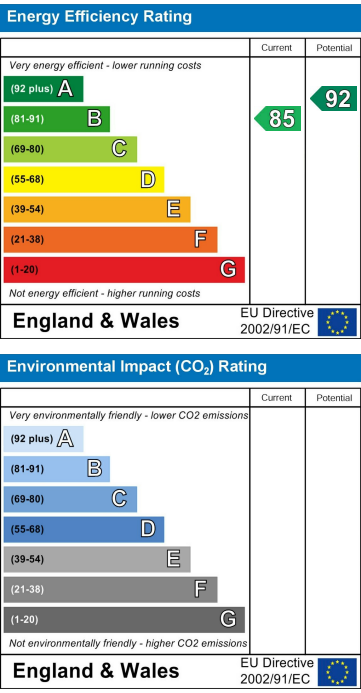
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ANTI-MONEY LAUNDERING REGULATIONS 2017

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.