



LAMB & CO

**Clacton-on-Sea**

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Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**CLACTON ROAD, WEELEY HEATH, CO16 9DN**  
**OFFERS IN EXCESS OF £650,000**

A substantial detached property of approximately 2,500 Sq Ft (inc. garage) located in the sought after 'Weeley heath'. The property boasts a large frontage, affording off-road parking for several vehicles leading to integral double garage. Key features include; two reception rooms, ground floor study, five bedrooms with two en-suites and a private rear garden.

- Five Bedrooms
- Two En Suites
- Integral Double Garage
- Driveway Parking for Multiple Vehicles
- Two Reception Rooms
- EPC D
- Weeley Heath
- Separate Study
- Utility Room



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'4 x 12'10 (6.50m x 3.91m)



## STUDY

10'3 x 7'9 (3.12m x 2.36m)

## WC

## DINING ROOM

24'10 x 10'11 (7.57m x 3.33m)



## KITCHEN

13'3 x 10'10 (4.04m x 3.30m)



## UTILITY ROOM

10'10 x 7'4 (3.30m x 2.24m)

## FIRST FLOOR

## FIRST FLOOR LANDING



## BEDROOM ONE

21'4 x 13'0 (6.50m x 3.96m)



## EN SUITE

8'8 x 7'4 (2.64m x 2.24m)



## BEDROOM FIVE

8'8 x 8'4 (2.64m x 2.54m)

## BEDROOM FOUR

11'9 x 10'10 (3.58m x 3.30m)



## BATHROOM

10'2 x 9'1 (3.10m x 2.77m)



## BEDROOM THREE

14'1 x 10'3 (4.29m x 3.12m)

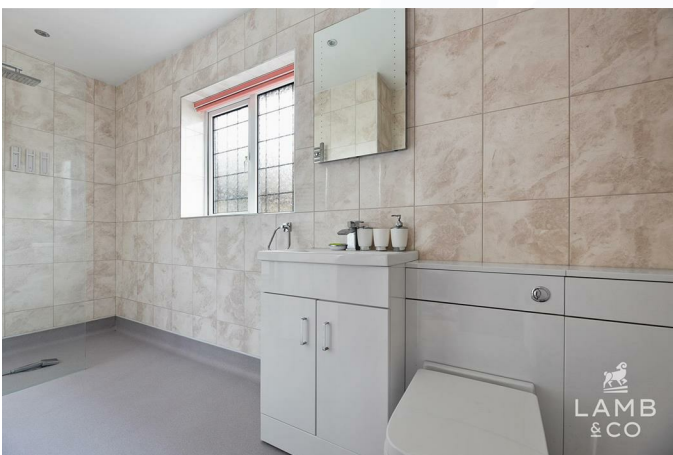


## BEDROOM TWO

14'0 x 13'7 (4.27m x 4.14m )



## EN SUITE



## OUTSIDE

### DOUBLE GARAGE

19'3 x 18'7 (5.87m x 5.66m)

### 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 Information

Council Tax Band:

Heating: Gas Central Heating

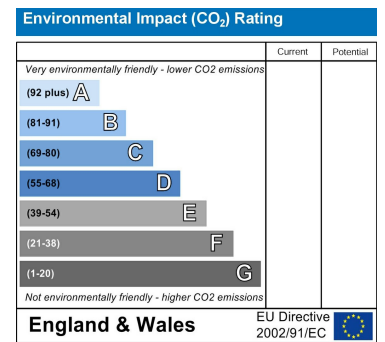
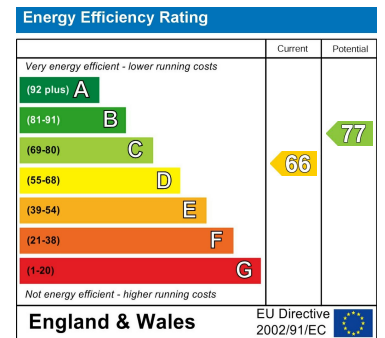
Seller's Position: Need to find

Garden Facing: West

## Map

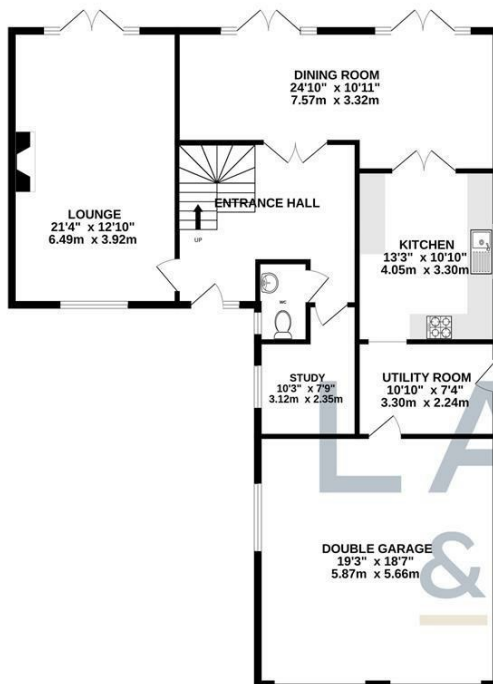


## EPC Graphs

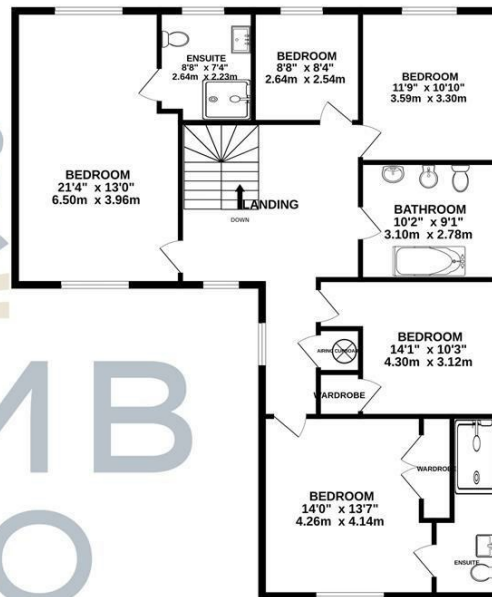


## Floorplan

GROUND FLOOR  
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR  
1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 2593 sq.ft. (240.9 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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