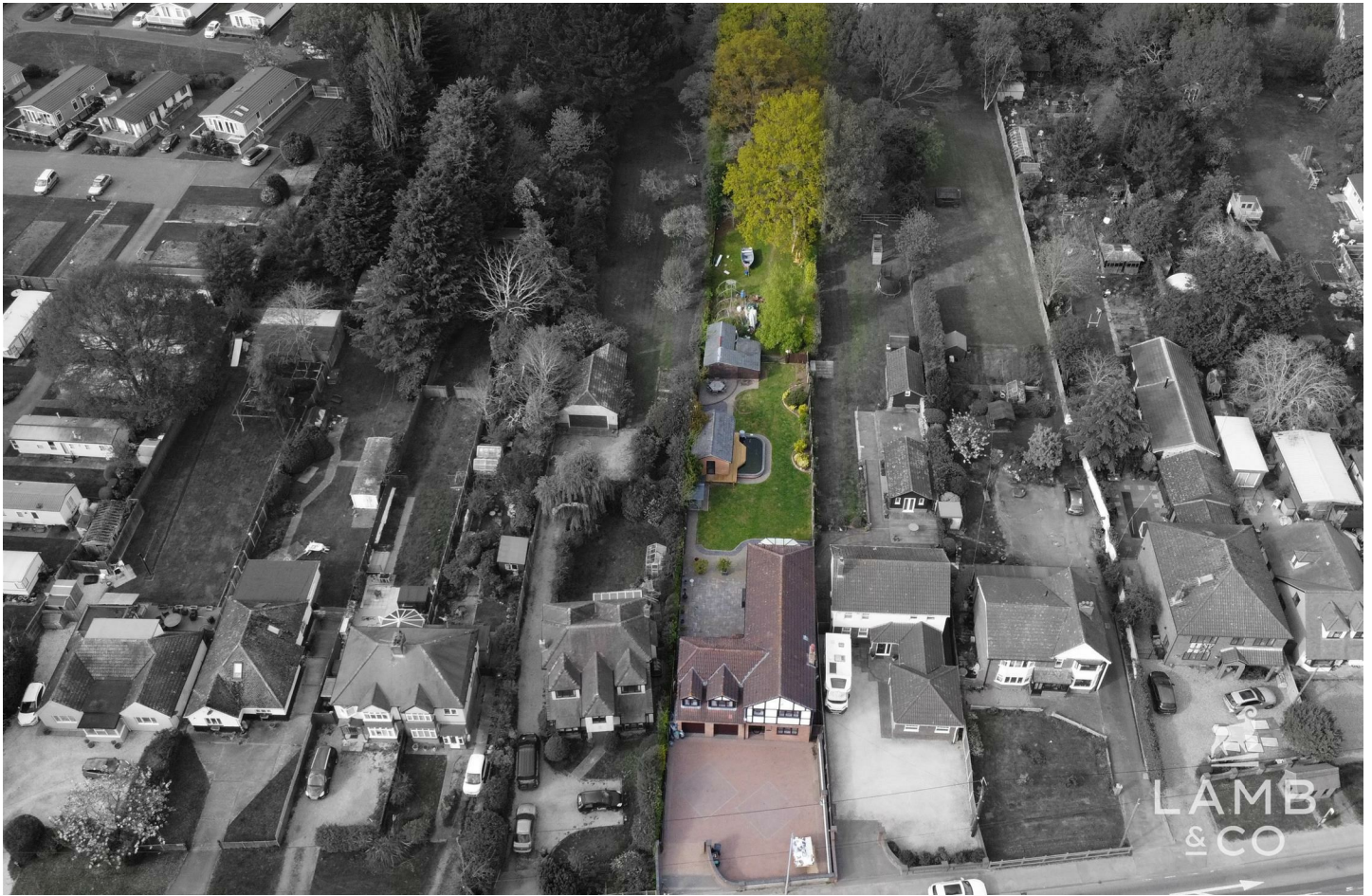




LAMB & CO

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Inspired by property, driven by passion.



FRINTON ROAD, CLACTON-ON-SEA, CO16 0JF

GUIDE PRICE £650,000

** Guide Price £650,000 - £700,000 ** Set on a sprawling 0.54-acre plot where the garden feels endless, this impressive home is a haven for family life and entertaining alike. A generous driveway and double garage welcome you home, and inside, a welcoming lounge with a cosy log burner sets the scene for relaxed family film nights, while the bright kitchen/breakfast room is made for busy mornings. For larger gatherings, the sitting/dining room flows beautifully into the conservatory, bringing the outdoors in.

- Five Bedrooms
- Double Garage
- Village Location
- 0.54 Acre Plot
- Ensuite To Master
- EPC - C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

21'0" x 11'0" (6.40m x 3.35m)



HALLWAY

KITCHEN/BREAKFAST ROOM

15'0" x 14'0" (4.57m x 4.27m)



SITTING/DINING ROOM

15'5" x 12'8" (4.70m x 3.86m)



CONSERVATORY

15'8" x 10'7" (4.78m x 3.23m)



LANDING



DRESSING ROOM



BEDROOM ONE

18'10" x 14'0" (5.74m x 4.27m)



BEDROOM TWO

16'0" x 12'9" (4.88m x 3.89m)



ENSUITE



ENSUITE



BEDROOM THREE

11'6" x 11'0" (3.51m x 3.35m)



BEDROOM FIVE

11'0" x 8'9" (3.35m x 2.67m)



BATHROOM

9'5" x 9'4" (2.87m x 2.84m)



OUTSIDE FRONT

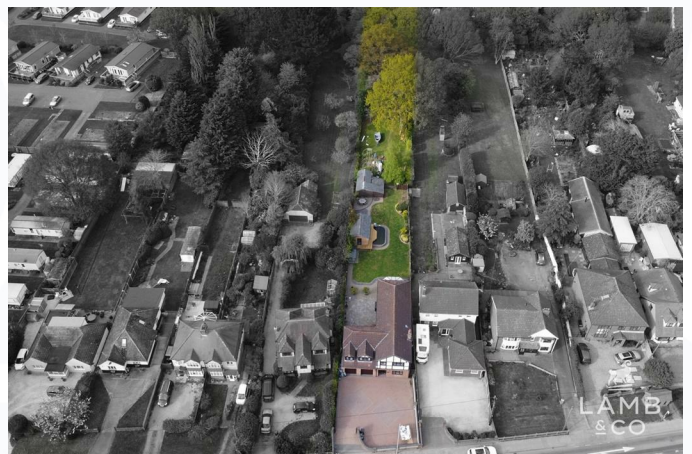


BEDROOM FOUR

11'0" x 9'6" (3.35m x 2.90m)



AERIAL VIEW



OUTSIDE REAR



Seller's Position: No Onward Chain
Garden Facing: North

OUTBUILDING

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.

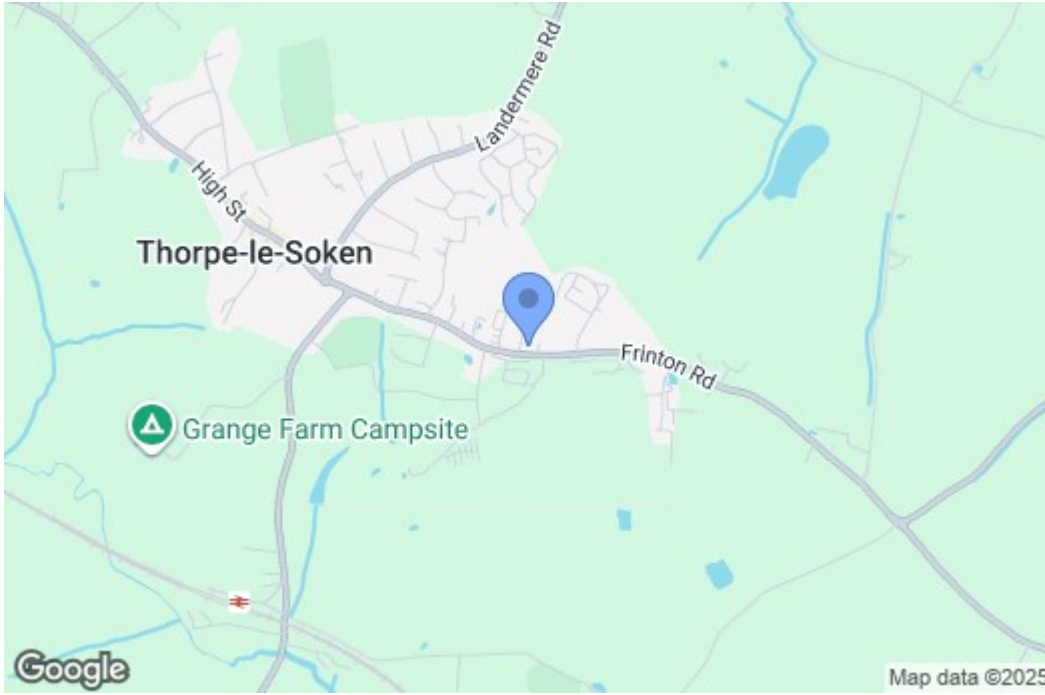
Agents Note Sales

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.

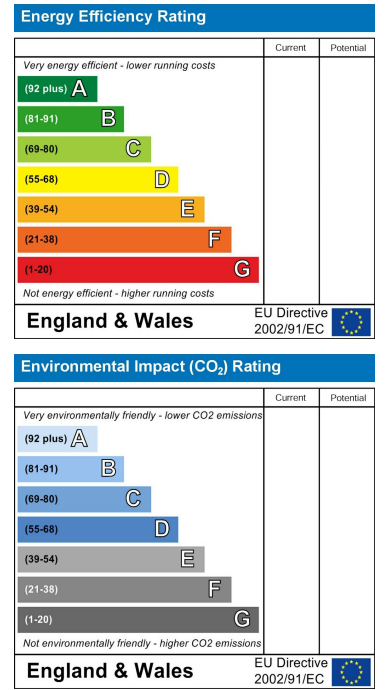
Material Information

Council Tax Band: C
Heating: Gas
Services: Mains
Broadband: Ultrafast
Mobile Coverage: Three and O2 likely. Vodafone and EE limited.
Construction: Conventional
Restrictions: None
Rights & Easements: None
Flood Risk: Surface water: Low. Rivers and sea: Very low
Additional Charges: None

Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2559 sq.ft. (237.7 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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