



LAMB & CO

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Inspired by **property**, driven by **passion**.



WHITEGATES COURT, CLACTON-ON-SEA, CO16 9FD

OIEO £400,000

Situated in the charming village of Little Clacton, this well-presented three-bedroom detached bungalow in a private cul-de-sac, offering contemporary living with high-quality finishes. The property features a spacious lounge, a modern kitchen with integrated appliances, and three well-proportioned bedrooms, including a master with en-suite. Underfloor heating throughout ensures comfort, while the south-facing rear garden provides a perfect space for outdoor relaxation. Additional benefits include a detached garage with electric door & off-road parking.

- Three Bedrooms
- En Suite
- South Facing Garden With Artificial Grass
- Built In 2018
- New Kitchen & Bathroom Recently Fitted in 2023
- EPC - B
- Underfloor Heating Throughout
- 24'8" X 14'00" Lounge/Diner
- Extensive Fitted Wardrobes In Two Bedrooms



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ENTRANCE HALL



BATHROOM

9'9" 7'4" (2.97m 2.24m)



BEDROOM TWO

11'00" 10'00" (3.35m 3.05m)



KITCHEN/BREAKFAST ROOM

16'9" 10'3" (5.11m 3.12m)



LOUNGE/DINER

24'8" 14'00" (7.52m 4.27m)



BEDROOM ONE

13'00" 10'4" (3.96m 3.15m)



EN SUITE

8'8" 3'2" (2.64m 0.97m)



BEDROOM THREE

9'6" 8'8" (2.90m 2.64m)



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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE - Likely. Three, O2, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: £220 Per Annum Estate Charge

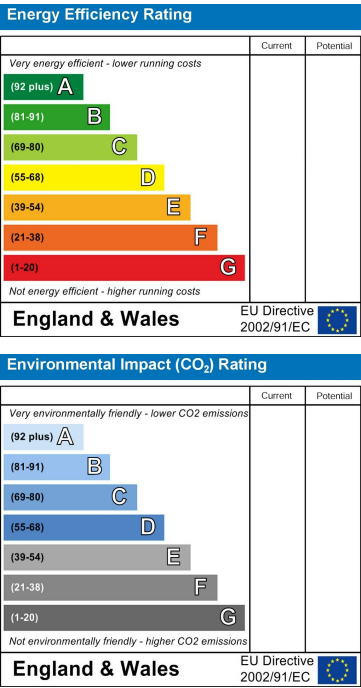
Seller's Position: Needs To Find

Garden Facing: South

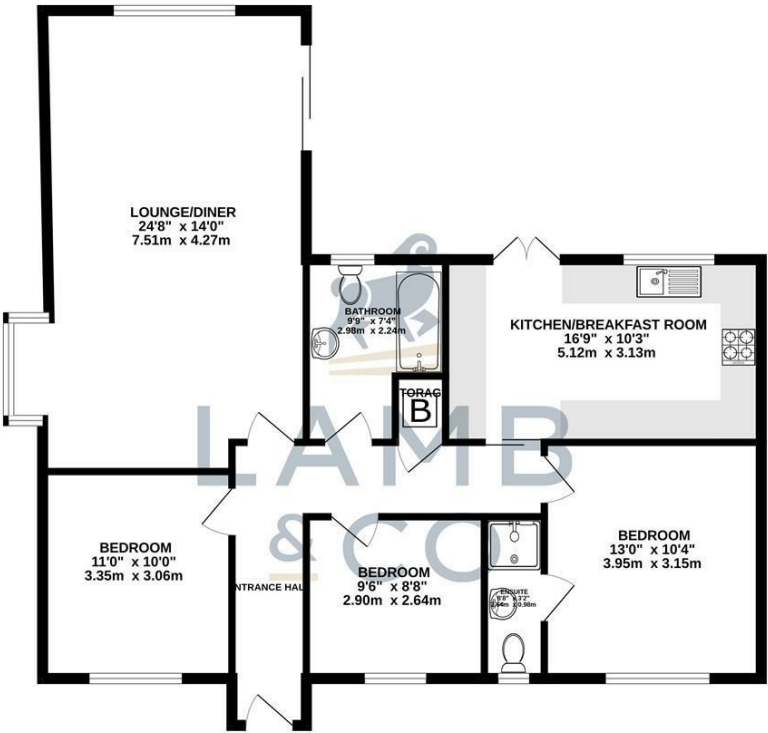
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1065 sq. ft. (99.0 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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