



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

## 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

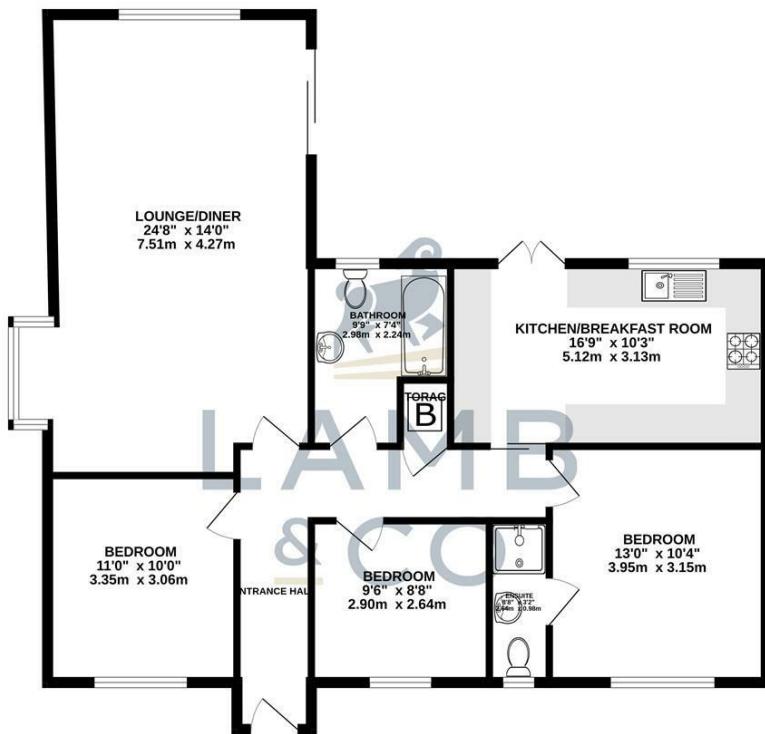


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 or omission. Prospective purchasers are advised to make their own enquiries and measurements by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.