



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



FEVERILLS ROAD, CLACTON-ON-SEA, CO16 9LZ

PRICE £295,000

Situated in the sought-after village of Little Clacton, this well-presented three-bedroom semi-detached chalet bungalow offers spacious and versatile accommodation, ideal for families, downsizers or those seeking flexible living. The property enjoys attractive open field views to the rear, creating a peaceful semi-rural setting. Further benefits include a double garage, ample off-road parking, and well-maintained gardens, making this an excellent opportunity to acquire a home combining village convenience with countryside surroundings. Early viewing is highly recommended.

- Three Bedrooms
- Double Garage
- Little Clacton
- Dining Room
- Field Views
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SHOWER ROOM

6'2" 5'3" (1.88m 1.60m)



BEDROOM THREE

9'7" 7'8" (2.92m 2.34m)



BEDROOM TWO

10'3" 9'7" (3.12m 2.92m)



LOUNGE

13'5" 11'2" (4.09m 3.40m)



KITCHEN

10'00" 8'4" (3.05m 2.54m)



DINING ROOM

10'00" 9'6" (3.05m 2.90m)

CONSERVATORY

10'00" 9'7" (3.05m 2.92m)



DRESSING ROOM

8'00" 5'00" (2.44m 1.52m)



BEDROOM ONE

13'00" 10'00" (3.96m 3.05m)



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: C

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Oil

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South
Non-Standard Features to note: No



A map of the Little Clacton area. The map shows a network of roads including Harwich Rd, A133, and The St. A blue location pin is placed on The St. The map also shows green fields and blue lines representing water features. The text 'Weeley Heath' is in the top left, 'Little Clacton' is at the bottom, and 'Map data ©2026' is in the bottom right corner. The Google logo is in the bottom left corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		EU Directive 2002/91/EC	
England & Wales			

This floor plan shows a 4-bedroom house with a double garage and a conservatory. The layout includes:

- CONSERVATORY:** 10'0" x 9'7" (3.05m x 2.91m)
- DOUBLE GARAGE:** A large double garage with a ramp leading to the driveway.
- DINING ROOM:** 10'0" x 9'6" (3.05m x 2.90m)
- KITCHEN:** 10'0" x 8'4" (3.05m x 2.53m) with a storage area.
- LOUNGE:** 13'5" x 11'2" (4.10m x 3.41m)
- ENTRANCE HALL:** Features a central staircase and a door to the conservatory.
- BEDROOMS:** Four bedrooms with dimensions:
 - 10'3" x 9'7" (3.13m x 2.91m)
 - 10'3" x 9'7" (3.13m x 2.91m)
 - 9'7" x 7'8" (2.91m x 2.35m)
 - 13'0" x 10'0" (3.97m x 3.06m)
- BATHROOMS:** Includes a shower room (6'2" x 5'2" / 1.87m x 1.59m) and a bathroom.
- STORAGE:** Multiple storage areas, including eaves storage and a storage room.

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.