



LAMB & CO

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CONNAUGHT ROAD, CLACTON-ON-SEA, CO16 9EL

GUIDE PRICE £425,000

Guide Price £425,000 - £450,000. A Stunning Modern Detached Bungalow with Exceptional Countryside Views, built in 2023, offering approximately 1,409 sq ft of contemporary single-storey accommodation. The property enjoys exceptional open field and countryside views, a west-facing landscaped rear garden and a generous open-plan kitchen, living and dining area. Situated in a peaceful semi-rural position in Weeley Heath, the property combines modern, energy-efficient living with a genuine sense of space and privacy. The rear garden has been thoughtfully improved with raised planting beds, a raised sleeper pond and an extended porcelain-paved patio. The impressive open-plan living space measures approximately 25'9" x 23'0" and features two skylights and large bi-fold doors opening directly onto the garden, creating a bright and spacious area ideal for entertaining and everyday living.

The rear garden enjoys an open outlook across land identified within the Strategic Green Gap planning context, which seeks to maintain separation between settlements and prevent their coalescence, helping to preserve the area's open character.

- Three Bedrooms
- Built In 2023
- Large Bi-Fold Doors & Two Skylights
- Open Plan Living
- En Suite
- EV Charging Point & Garage

- Field Views
- EPC - B



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Opening paragraph

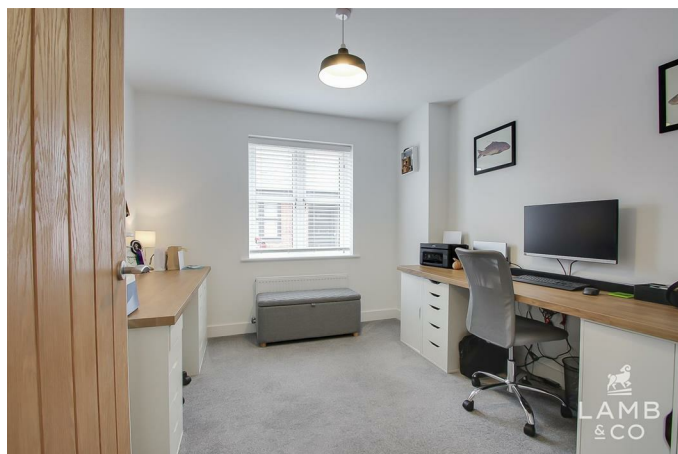
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

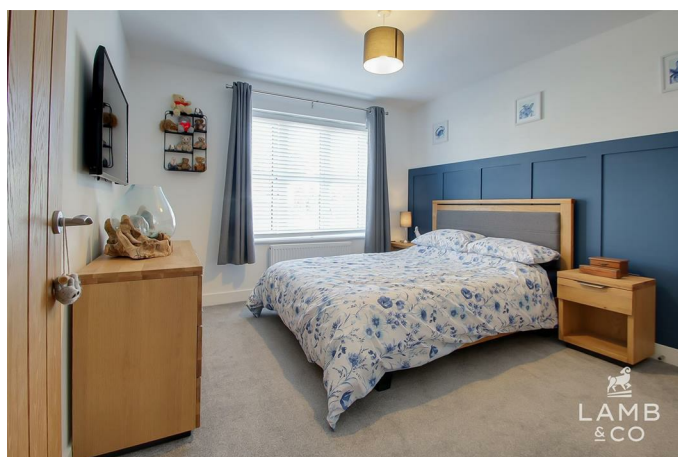
BEDROOM THREE

10'8" 10'00" (3.25m 3.05m)



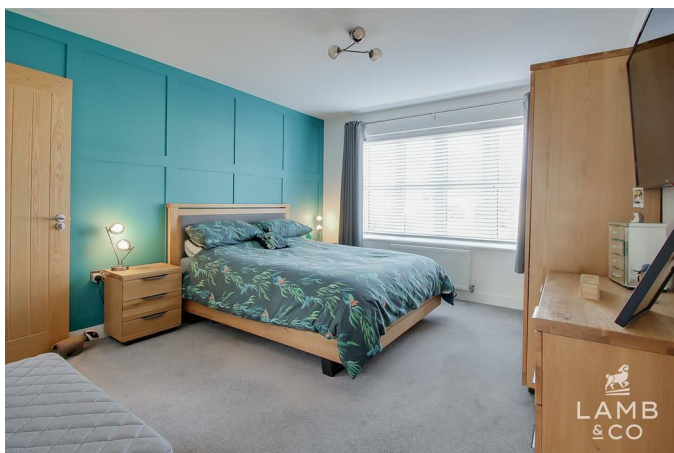
BEDROOM TWO

11'4" 10'8" (3.45m 3.25m)



BEDROOM ONE

13'5" 11'6" (4.09m 3.51m)



EN SUITE

7'6" 5'00" (2.29m 1.52m)



BATHROOM

9'7" 9'8" (2.92m 2.95m)



KITCHEN/LIVING SPACE

25'9" 23'00" (7.85m 7.01m)



Additional Charges: £150 Per Annum

Seller's Position: No Onward Chain

Garden Facing: West

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: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

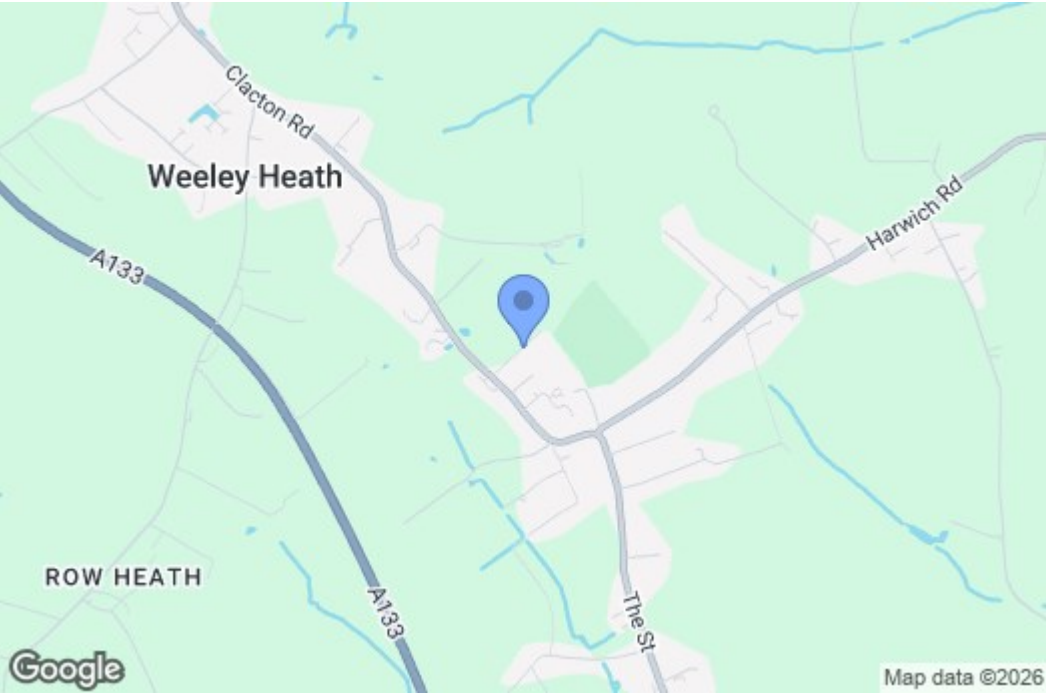
Construction: Conventional

Restrictions: No

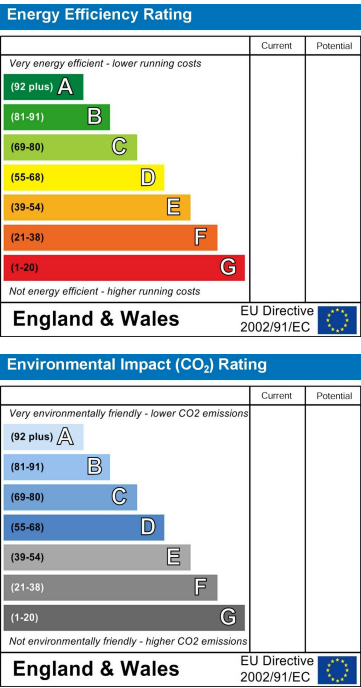
Rights & Easements: No

Flood Risk: Low

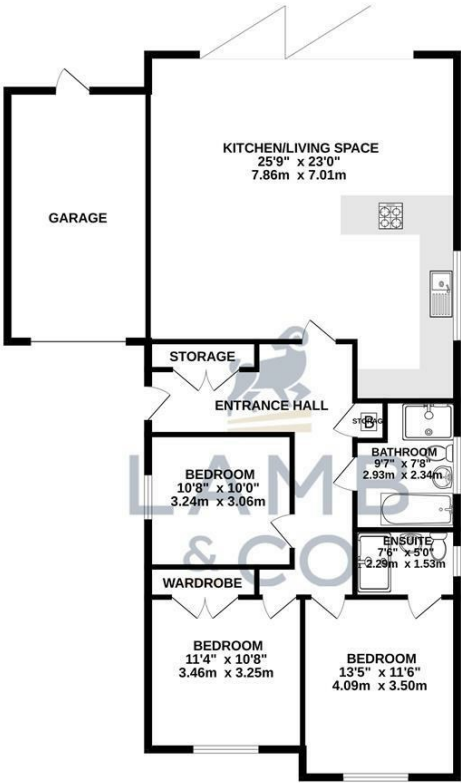
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1409 sq ft (130.9 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.
Made with Metropix (2025)

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