



LAMB & CO

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HARWICH ROAD, LITTLE CLACTON, CO16 9NL

GUIDE PRICE £400,000

** GUIDE PRICE £400,000 - £425,000 ** Offered with no onward chain, this heavily extended four/five bedroom semi-detached house located in the sought after village of Little Clacton. The property offers an impressive 2,240 Sq Ft of accommodation and is well presented throughout, ready for a new family to call it home.

- Four/Five Bedrooms
- Modern Throughout
- En-Suite & Dressing Room
- Over 2,200 Sq Ft
- No Onward Chain
- Utility Room
- Village Location
- EPC C
- Generous Driveway



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

6'1" x 2'6" (1.85m x 0.76m)



LOUNGE/DINER

37' x 14' max (11.28m x 4.27m max)



BEDROOM/OFFICE

12'4" max x 12' (3.76m max x 3.66m)



BREAKFAST ROOM

12'3" x 12' (3.73m x 3.66m)



UTILITY ROOM

16' x 5'3" (4.88m x 1.60m)

KITCHEN

14'6" x 9'7" (4.42m x 2.92m)



MASTER BEDROOM

17'9" x 11'4" (5.41m x 3.45m)



CONSERVATORY

11' x 8'6" (3.35m x 2.59m)



EN-SUITE

6' x 5'9" (1.83m x 1.75m)



FIRST FLOOR

LANDING

DRESSING ROOM

9' x 6' (2.74m x 1.83m)

BEDROOM

17'9 x 11'1 max (5.41m x 3.38m max)



BEDROOM

12'6 x 12' (3.81m x 3.66m)



BEDROOM

14'6 x 9' (4.42m x 2.74m)



BATHROOM

10'4 x 7' (3.15m x 2.13m)



OUTSIDE

FRONT



REAR



Vodafone - Good outdoor
Construction: Conventional
Restrictions: None Known
Rights & Easements: None Known
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: None
Seller's Position: No Onward Chain
Garden Facing: North West
Non-Standard Features to note: Solar Panels (owned outright)

AGENT NOTE

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.

ANTI MONEY LAUNDERING

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 INFO

Council Tax Band: C* *Please note there is an improvement indicator on the property

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage -Yes

Other -None

Broadband: Ultrafast fibre available (upto 1800 mbps)

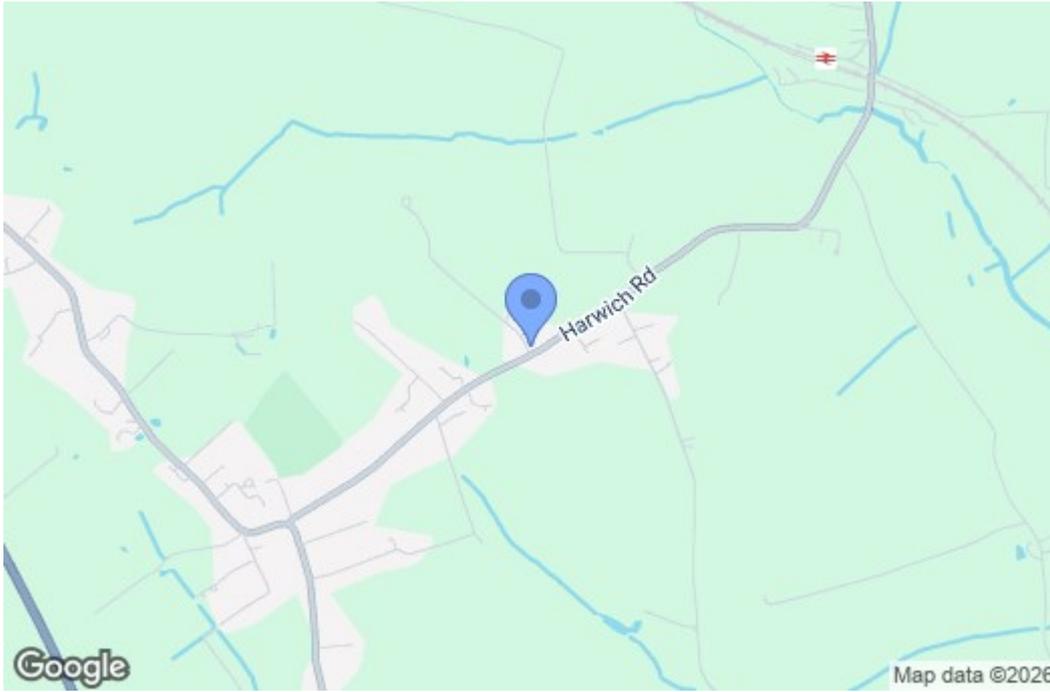
Mobile Coverage:

O2 - Good outdoor & variable indoor

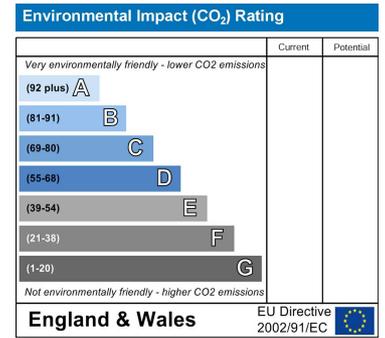
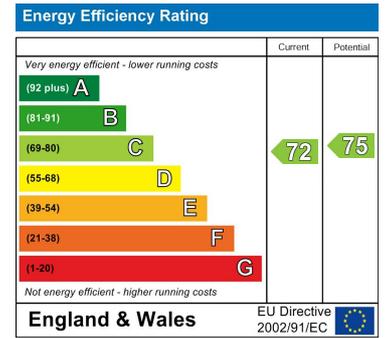
EE - Good outdoor & indoor

Three - Good outdoor

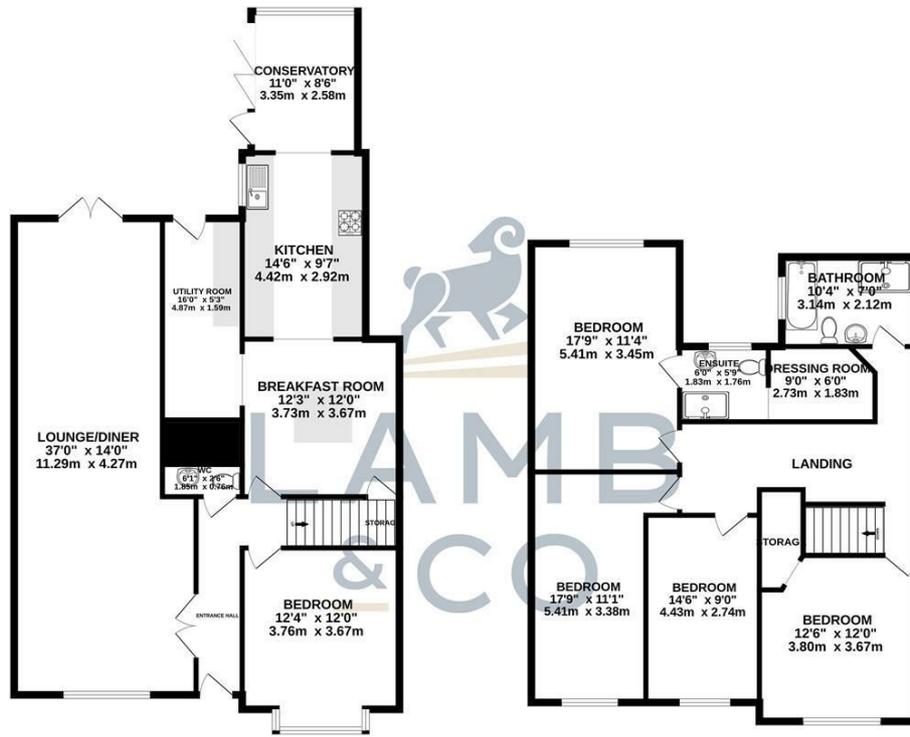
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2240 sq.ft. (208.1 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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