LAMB & CO

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MUNNINGS DRIVE, CLACTON-ON-SEA, CO16 8YL

GUIDE PRICE £380,000

** Guide Price £380,000 - £400,000 ** Situated on the highly sought-after Cann Hall Development, this well-presented four-bedroom detached home occupies an attractive corner plot with ample off-road parking for multiple vehicles. The accommodation is thoughtfully arranged and well maintained, comprising spacious lounge and kitchen areas that provide excellent space for both everyday family life and entertaining, while a separate utility room adds further practicality and convenience. Externally, the property enjoys a low-maintenance garden and a versatile outbuilding, ideal for use as a home office, workshop, or additional storage space.

- Four Bedrooms
- Off-Road Parking
- Corner Plot
- Outside Office/Storage
- Well-Presented
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM THREE

11'0 x 9'6 (3.35m x 2.90m)



BEDROOM TWO

11'3 x 11'3 (3.43m x 3.43m)



BEDROOM FOUR

11'3 x 7'6 (3.43m x 2.29m)



BEDROOM ONE

14'5 x 11'3 (4.39m x 3.43m)



BATHROOM

11'3 x 5'5 (3.43m x 1.65m)



LOUNGE

15'3 x 15'0 (4.65m x 4.57m)



KITCHEN/DINING ROOM



UTILITY ROOM



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C
Heating: Gas Central
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%

Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: Needs To Find
Garden Facing: North
Non-Standard Features to note: N/A
A dropped kerb will be installed

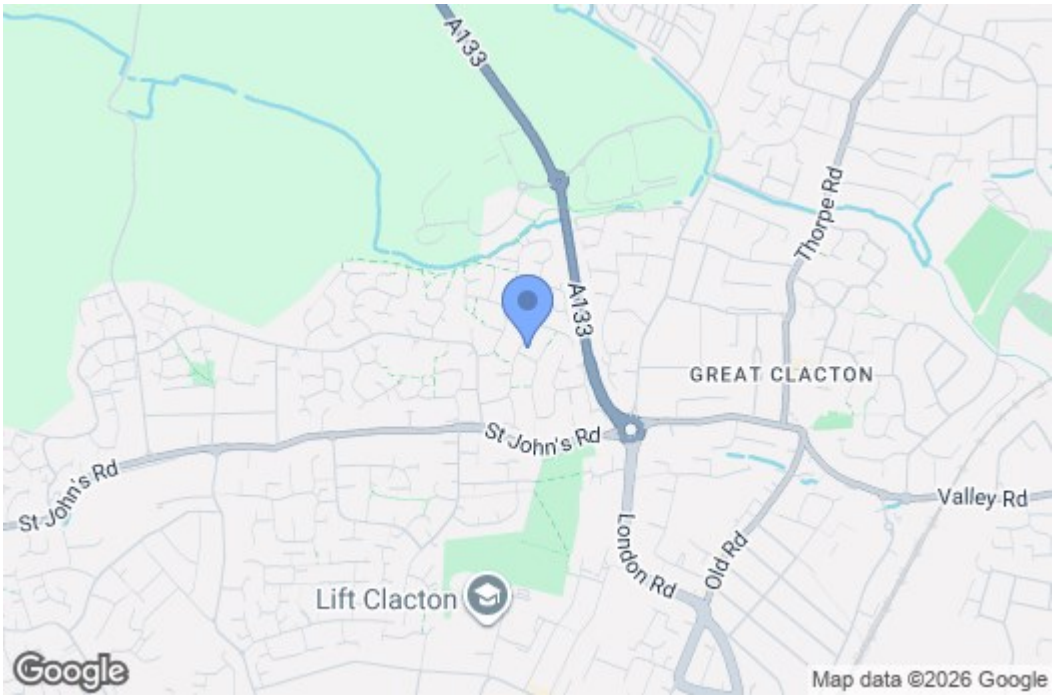
Agents Note Sales

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.

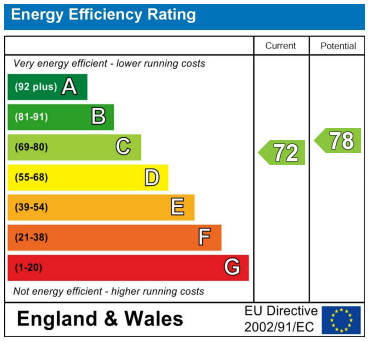
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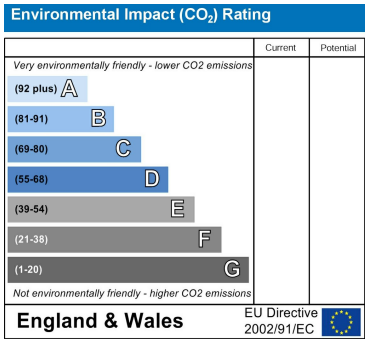
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

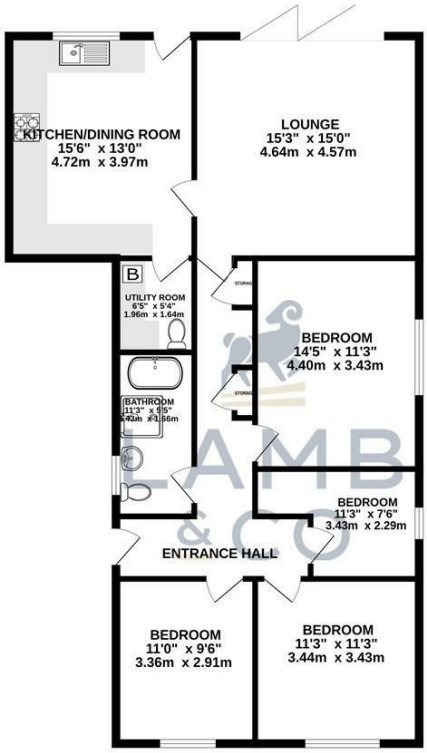


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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