LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.









D'ARCY ROAD, CLACTON-ON-SEA, CO16 8QE

PRICE £425,000

Situated in the sought-after village of St Osyth, this well-presented four/five bedroom detached house offers generous and versatile living space, making it ideal for families or those looking for a spacious home in a desirable location. Beautifully presented throughout and set within a peaceful village setting, this property is perfect for those seeking comfort, space, and practicality near local amenities and countryside walks.

- Four/Five Bedrooms
- St Osyth
- Well Presented Throughout
- Garage & Off Road Parking
- En Suite
- EPC - C

ENTRANCE HALL

W.C

4'9" 3'00" (1.45m 0.91m)

STUDY/BEDROOM FIVE

10'00" 8'6" (3.05m 2.59m)



DINING ROOM

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

LOUNGE

18'5" 10'00" (5.61m 3.05m)



KITCHEN

18'2" 9'3" (5.54m 2.82m)



BEDROOM ONE

18'2" 8'1" (5.54m 2.46m)

EN SUITE

6'1" 5'2" (1.85m 1.57m)

BEDROOM THREE

13'00" 8'7" (3.96m 2.62m)



BATHROOM

8'8" 5'3" (2.64m 1.60m)

BEDROOM FOUR

9'7" 8'6" (2.92m 2.59m)



BEDROOM TWO

10'00" 9'8" (3.05m 2.95m)



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.

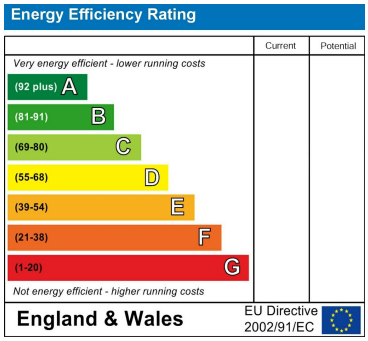
Material Information

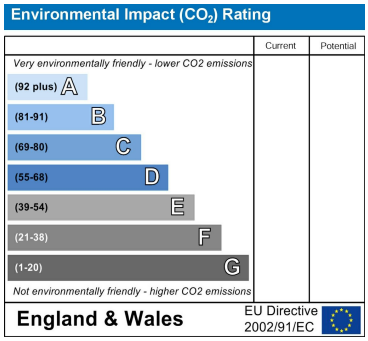
Council Tax Band:
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

Map

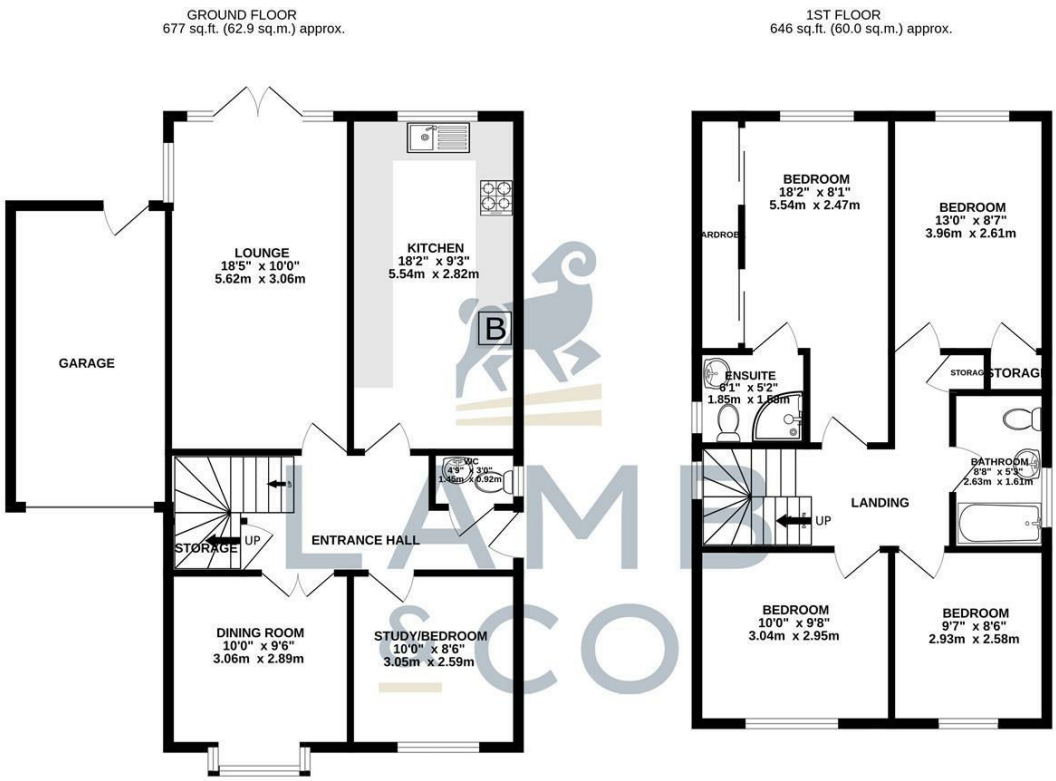


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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.
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