



LAMB & CO

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Inspired by property, driven by passion.



TALBOT ROAD, LITTLE CLACTON, CO16 9ET

PRICE £595,000

Nestled at the end of a private road with stunning field views, 'Bracken View' offers elegant, open-plan living with a vaulted ceiling, skylights & bi-fold doors leading to a spacious garden. The high-spec kitchen features integrated appliances, plus a separate utility room.

Outside, enjoy a landscaped garden, private driveway & garage with power and an electric door.

- Collection of 5 New Bungalows
- Peaceful Location with Field Views
- Three Bedrooms
- 1,378 Sq Ft + Garage
- Air Source Heat Pumps & Solar Panels
- EPC A
- Development by Bocking Homes
- Under Floor Heating
- 10 Year Structural Warranty

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

OUTSIDE FRONT

KITCHEN/LIVING SPACE

25'4" x 18'7" (7.72m x 5.66m)



UTILITY ROOM

9'2" x 5'10" (2.79m x 1.78m)



LOUNGE

13'10" x 11'2" (4.22m x 3.40m)



MASTER BEDROOM

14'x10'8" (4.27m x 3.25m)



EN SUITE

10'8" x 6'8" (3.25m x 2.03m)



BEDROOM TWO

10'10" x 10' (3.30m x 3.05m)



BEDROOM THREE

10'7" x 10' (3.23m x 3.05m)



FAMILY BATHROOM

10'x6'2" (3.05mx1.88m)



GARAGE

18'2" x 11'2" (5.54m x 3.40m)

OUTSIDE REAR



Additional Info

Council Tax Band: TBC

Heating: Air Source Under Floor

Services: Mains

Broadband: Ultra Fast

Mobile Coverage: O2 & Vodafone - Likely | EE & Three - Limited

Construction: Steel Framed

Restrictions: N/A

Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: New Build - Chain Free

Garden Facing: South East

Agents Note Sales

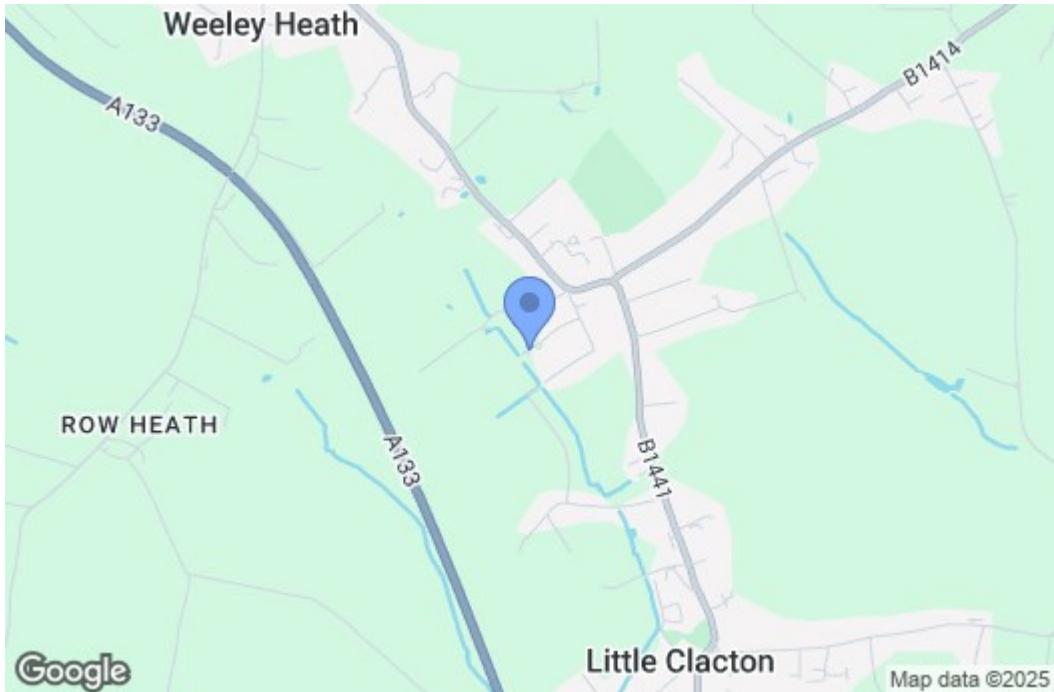
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

Map

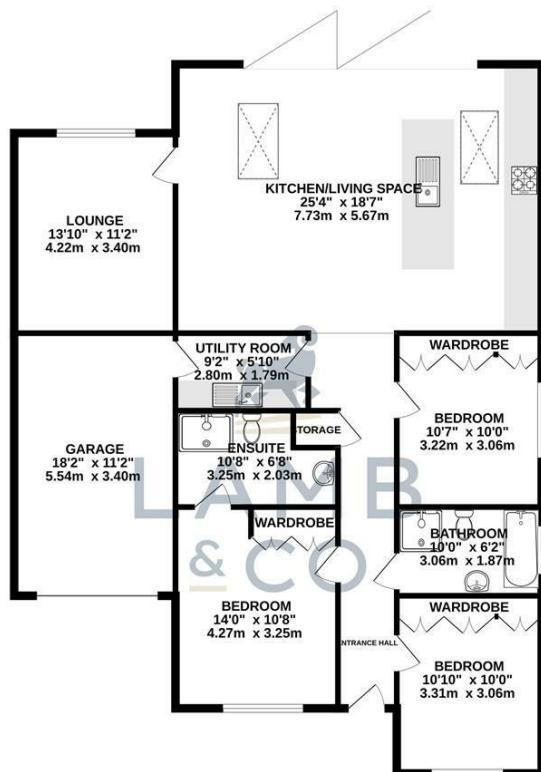


EPC Graphs

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

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

Floorplan



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.