



LAMB & CO

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## PARK GATE CORNER, LITTLE CLACTON, CO16 9RZ

PRICE £475,000

Park Gate Corner is an exciting new development of 62 private bungalows in Little Clacton. These homes will be finished to a high specification including NEFF kitchen appliances as standard and there are a range of two & three bedroom options to suit all budgets priced from £285,000. Built by reputable developers Oakland Country Homes.

Plot 46 - The Kensington (please note internal photos are from another plot of the same type).

- 3 Bed Detached Bungalow
- Show Home Open For Walk-Ins Tues-Sat
- Choice of Finish
- Development of Exclusively Bungalows
- Part Exchange Available
- Underfloor Heating
- Little Clacton
- High Spec Finish
- Garage & Driveway

## THE KENSINGTON

The Kensington is an impressive three bedroom detached bungalow with generous lounge which flows seamlessly into the kitchen/diner, three bedrooms with an en-suite to the master and a garage.

### GENERAL

Park Gate Corner is the latest development crafted to an exceptional standard by Oakland Country Homes. The development consists only of bungalows with the aim to provide a peaceful community on the edge of Little Clacton. The site lies close to Clacton Shopping Village, Morrisons Superstore and doctors surgery. Tendring offers the best of coast and countryside all within a few miles as well as excellent road & rail links to further afield.

### KEY FEATURES

Kitchens by Peldon Kitchens and fitted with a full range of integrated NEFF appliances  
Bathrooms fitted with quality sanitaryware and part tiled in a range of stylish finishes  
Excellent energy efficiency including underfloor heating via air source heat pump  
Block paved driveways & garages (garages not included to all plots)  
EV charger  
10 year structural warranty by BuildZone  
Option to personalise some features depending on build stage at reservation

### PROPERTY TYPES

The Kensington - 3 bed detached bungalow with garage - 1,162 Sq Ft  
The Regent - 3 bed link-detached bungalow with garage - 1,022 Sq Ft  
The Richmond - 3 bed semi-detached bungalow with garage - 1,022 Sq Ft  
The Victoria - 2 bed detached bungalow with garage - 731 Sq Ft  
The Hyde - 2 bed link-detached bungalow with garage - 731 Sq Ft  
The Brompton - 2 bed Semi-detached bungalow - 731 Sq Ft

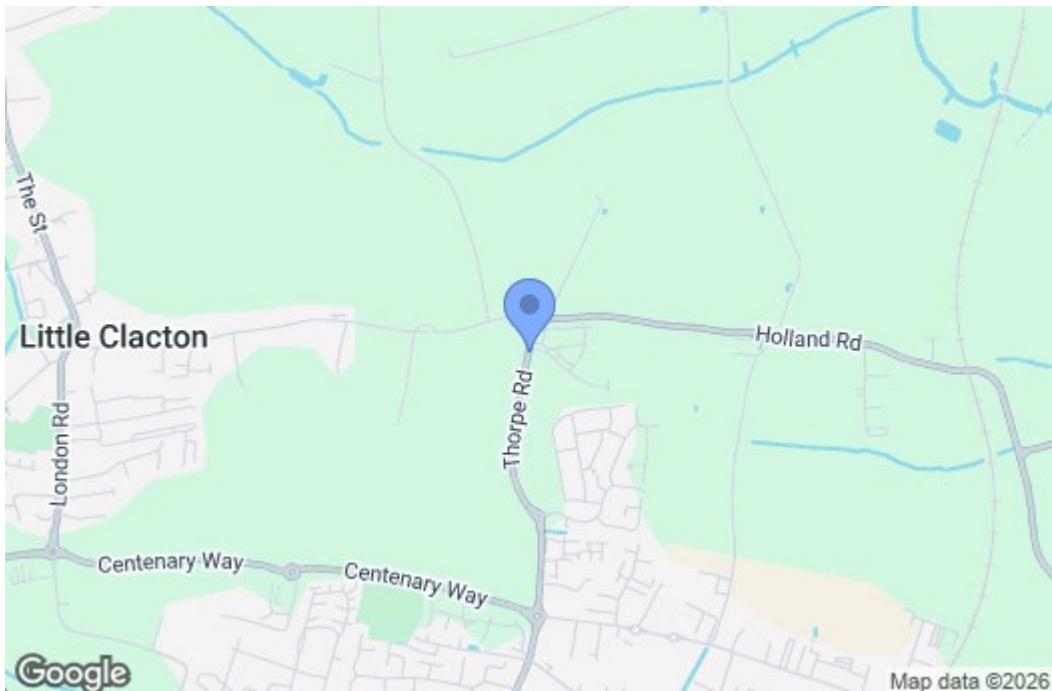
The Greenwich - 2 bed mid-terrace bungalow - 731 Sq Ft

2 beds from £285,000  
3 beds from £410,000

### ADDITIONAL INFO

- 1) An annual estate charge will apply for maintenance of communal areas which is estimated to be £220 PA
- 2) Some images are computer generated or taken from a different plot, these are intended as a guide only.

## Map



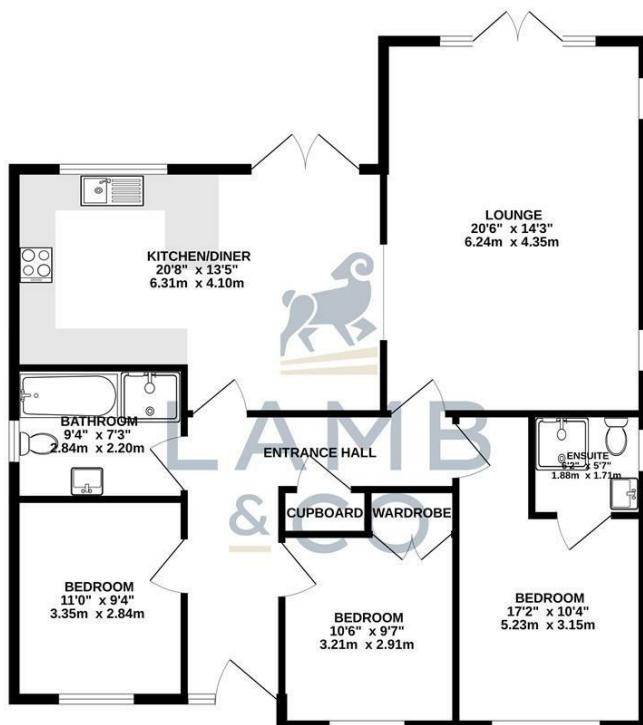
## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA - 1163 sq.ft. (108.0 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 misdescription. The floorplan is for guidance only and should not be used as facts 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 Roombox 2024

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