



LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, LITTLE CLACTON, CO16 9RZ

PRICE £399,500

** INSENTIVES OFFERED ON SELECTED PLOTS (T's & C's Apply) ** 'The Regent' is a spacious three bedroom link-detached bungalow with utility room, en-suite to master bedroom, garage & South facing garden. Park Gate Corner is an exciting new development of 62 private bungalows in Little Clacton. These homes are finished to a high specification including with a range of two & three bedroom options to suit all budgets, built by reputable developers Oakland Country Homes. Plot 59 - The Regent (photos shown are from a different plot of the same house type, indicative only).

- Three Bedroom Link-Detached Bungalow
 - Utility Room
 - Development of 62x Bungalows
- En-Suite to Master
- Part Exchange Available
- Flooring & Turf Included
- Open Plan Living
- South Facing Garden



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THE REGENT

The Regent is a three bedroom link-detached bungalow offering open plan living space 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. Tending 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

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

MASTER BEDROOM

11'8 x 11'5 (3.56m x 3.48m)

EN-SUITE

8'2 x 4'3 (2.49m x 1.30m)

BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)

BEDROOM THREE

11'8 x 10' (3.56m x 3.05m)

BATHROOM

9'1 x 7'8 (2.77m x 2.34m)

KITCHEN/LIVING/DINING

25'11 x 14'4 (7.90m x 4.37m)

UTILITY ROOM

9'1 x 5'8 (2.77m x 1.73m)

OUTSIDE

FRONT

REAR GARDEN

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

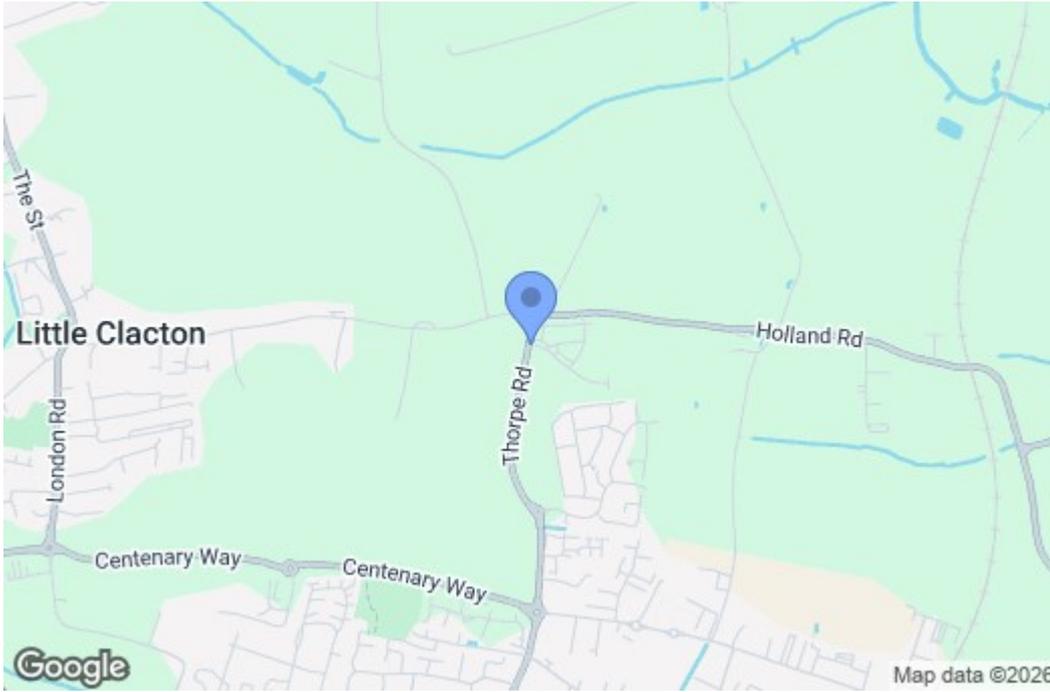
3 beds from £410,000

ADDITIONAL INFO

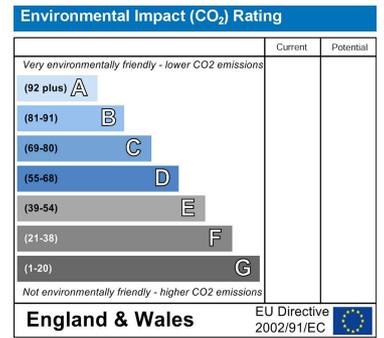
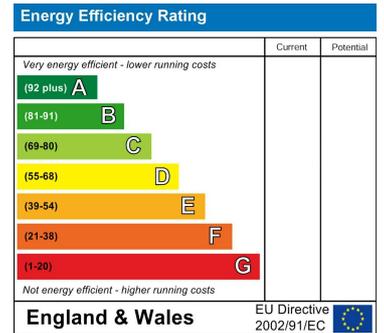
1) An annual estate charge will apply for maintenance of communal areas which is estimated to be £220 PA

2) Some images shown are from a different house type and are indicative of specification only.

Map

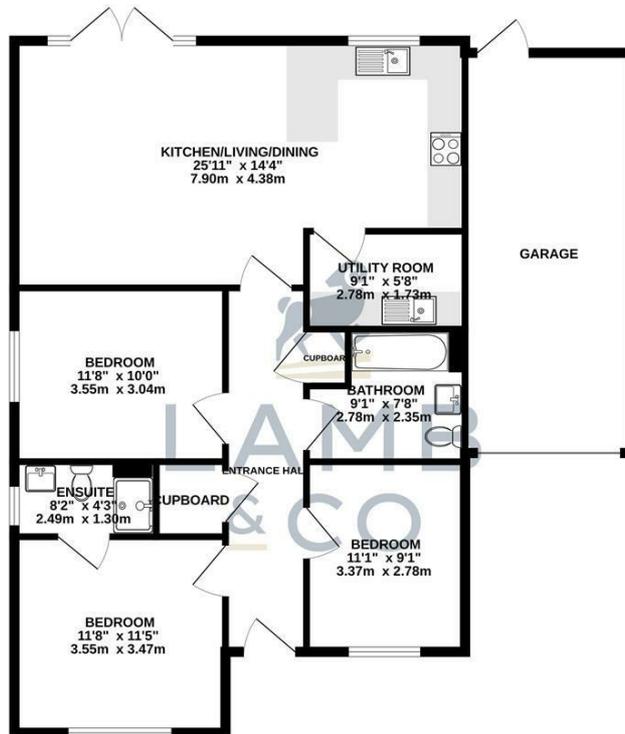


EPC Graphs



Floorplan

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023sq.ft. (95.0 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 is given as to their operability or efficiency can be given.
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