



LAMB & CO

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Inspired by property, driven by passion.



THORRINGTON ROAD, LITTLE CLACTON, CO16 9ET OFFERS IN EXCESS OF £550,000

'BERRY LODGE' is one of five detached 3-bed homes secluded at the end of a private road, built by double award-winning developer Bocking Homes. With a generous driveway to the front and field views, The Brambles is the epitome of peaceful living.

This elegant property offers generous living space, including a large entrance hall, an open plan kitchen/diner with vaulted ceiling saturated in natural light from the sky lights and bi-fold doors which open onto the rear garden.

- New Build Development of Just 5 Bungalows
- 1,378 Sq Ft + Garage
- Development by Bocking Homes
- Peaceful Location with Field Views
- Air Source Heat Pumps & Solar Panels
- Under Floor Heating
- Three Bedrooms
- EPC A
- 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" (4.27mx3.25m)

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: North West

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

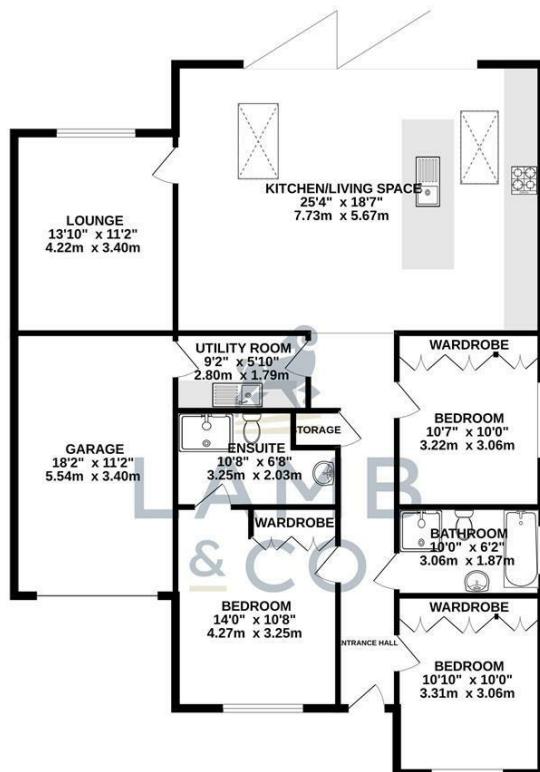


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	95
(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



TOTAL FLOOR AREA: 1531 sq ft (142.3 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 discrepancy occurring in the plan. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.