

Foots Farm

Foots Farm Lane, Clacton on Sea, Essex CO15 4BN

Developers
**GREGORY PALMER
DEVELOPMENTS LIMITED.**

Foots Farm

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▶ Introduction

Stunning new private development of three bedroom detached bungalows situated in this recessed position within the grounds of the renowned Foots Farmhouse. This development offers traditionally built design bungalows offering spacious and well appointed accommodation and will be finished with a high standard of workmanship throughout giving comfort to any purchaser looking to buy their dream home.

▶ Location

The development is situated on the Northern outskirts of Clacton's town centre and is within walking distance to a local supermarket , bus route to clacton's town centre and Clacton Factory Outlet which provides a range of excellent shopping facilities. The development offers excellent main road access to the popular villages of Little Clacton and Thorpe le Soken and access to the A120 providing direct routes to both Clacton on Sea and the historic town of Colchester.



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► Foots Farm Specification

- 5 x Three Bedroom Detached Bungalows
- Ensuite Shower Room
- Luxury Fitted Bathrooms
- Gas Heating via Radiators
- Lounge with French doors
- Luxury Fitted Kitchen/Diners with built in appliances
- 10 Years Builders Warranty
- Floor coverings and carpets included
- Fully double glazed
- Block paved driveways
- Lawned front and rear gardens
- Oak doors to all plots
- Outside security lighting and tap
- Private development
- Walk in wardrobes to Plots 1 and 4
- South facing garden to all plots
- Sole Agents

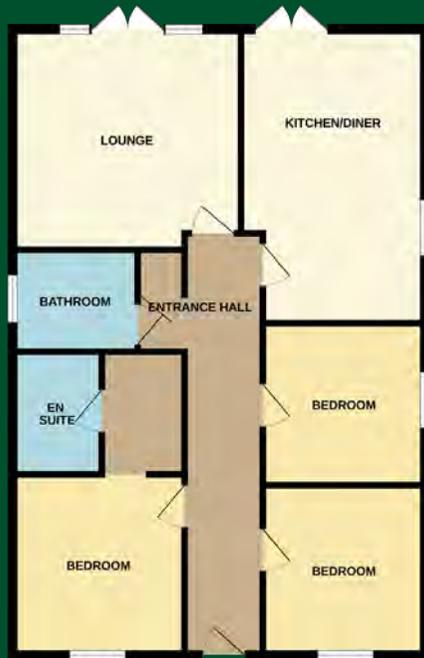


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Site plan





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Type A Design Bungalow

Three Bedroom Detached Bungalow

Plots 1 and 4 Measurements:

Bedroom 1	11'7 x 10'5	3.53m x 3.18m
En-Suite Shower Room		
Bedroom 2	11'6 x 10'	3.51m x 3.05m
Bedroom 3	10' x 9'9	3.05m x 2.97m
Bathroom	7'5 x 7'5	2.26m x 2.26m
Lounge	13'7 x 12'7	4.14m x 3.84m
Kitchen/Diner	16'10 x 11'3	5.14m x 3.43m

Please note measurements are for guidelines purposes only and may alter during construction.

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Type B design bungalow

Three Bedroom Detached Bungalow

Plots 3 and 5

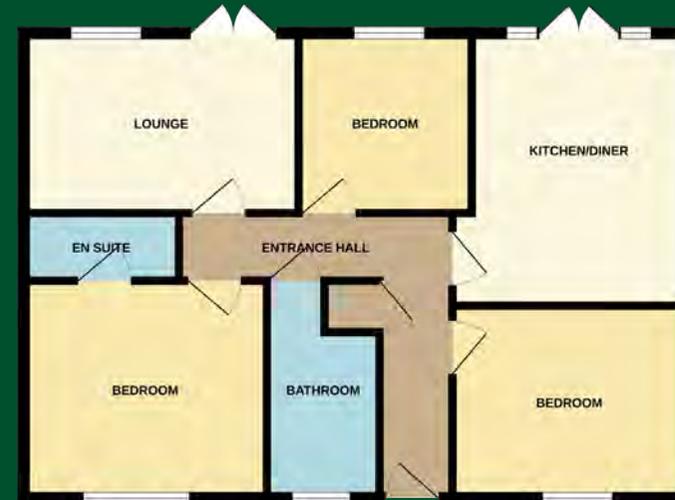
Plot 3 Measurements:

Bedroom 1	12'7 x 10'	3.84m x 3.05m
En-Suite Shower Room		
Bedroom 2	12' x 10'7	3.66m x 3.23m
Bedroom 3	10' x 9'4	3.05m x 2.84m
Bathroom	10' x 7'5	3.05m x 2.26m
Lounge	13'7 x 10'	4.14m x 3.05m
Kitchen/Diner	13'10 x 12'2	4.22m x 3.71m

Plot 5 Measurements:

Bedroom 1	14'1 x 10'4	4.29m x 3.15m
En-Suite Shower Room		
Bedroom 2	12'2 x 11'	3.71m x 3.35m
Bedroom 3	11' x 9'9	3.35m x 2.97m
Bathroom	10'4 x 7'4	3.15m x 2.24m
Lounge	14'8 x 11'	4.47m x 3.35m
Kitchen/Diner	14'7 x 13'7	4.45m x 4.14m

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Type C Design Bungalow

Three Bedroom Detached Bungalow

Plot 2 Measurements:

Bedroom 1	12' x 12'	3.66m x 3.66m
En-Suite Shower Room		
Bedroom 2	11'9 x 11'8	3.58m x 3.56m
Bedroom 3	12'2 x 9'9	3.71m x 2.97m
Bathroom	9'2' x 7'10	2.79m x 2.39m
Lounge	17' x 12'5	5.18m x 3.78m
Kitchen/Diner	13'9 x 12'2	4.19m x 3.71m

Please note measurements are for guidelines purposes only and may alter during construction.

Appointed Selling Agents



BLAKE & THICKBROOM
NEW HOMES

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