



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



FRANCESKA GARDENS, COLCHESTER, CO7 8AP

PRICE £645,000

**** SHOWHOME AVAILABLE TO VIEW NOW! **** 'Franceska Gardens' is a small exclusive development of just five, high spec new homes. There are two house types available ranging from 1797 Sq Ft - 2023 Sq Ft and all properties offer; garage & driveway, generous gardens with open field views, kitchen/family rooms with bifolding doors, separate study, four/five bedrooms and two en-suites. The properties will be finished to a luxury specification throughout and built to be extremely energy efficient. Part Exchange Available. Guide Price £660,000 - £675,000

- Five Bedrooms
- 2023 Sq Ft
- Two En-Suites
- Exclusive Development of Just Five Homes
- Garages
- Separate Study
- Completion For Autumn 2023
- Field Views to Rear
- Utility Room



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Residential | Lettings | Financial Services | Land & New Homes

LOCATION

Franceska Gardens is situated on the fringe of the sought after village of Alresford which lies approximately 6 miles from Colchester City Centre. Local amenities include; popular village pub 'The Pointer', local shops and takeaways and its own train station which can take you to Liverpool Street in less than 90 minutes. The site itself occupies a secluded spot set back from the road and benefits from countryside views to rear.

SPECIFICATION

Just some of the key features;

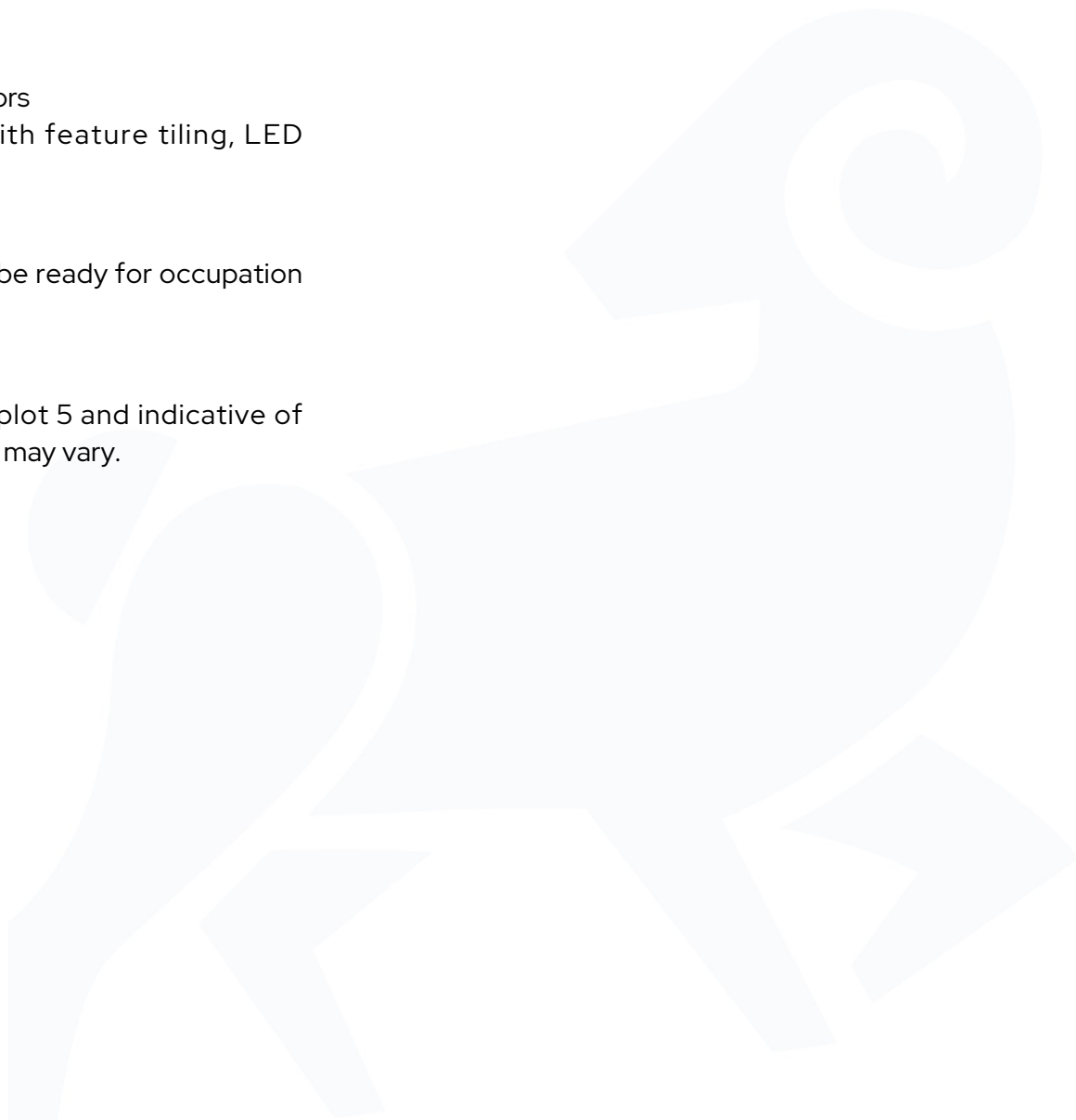
- Flush casement windows and aluminium bifolding doors in anthracite
- LVT flooring and choice of carpets
- Luxury kitchens with Quartz worktops & NEFF appliances
- Alarm system
- Landscaped gardens
- Garages with electric doors
- Modern bathrooms with feature tiling, LED mirrors

TIMING

We anticipate all plots to be ready for occupation from November 2023.

IMAGES

Images shown are from plot 5 and indicative of specification only, finishes may vary.



Map



EPC Graphs

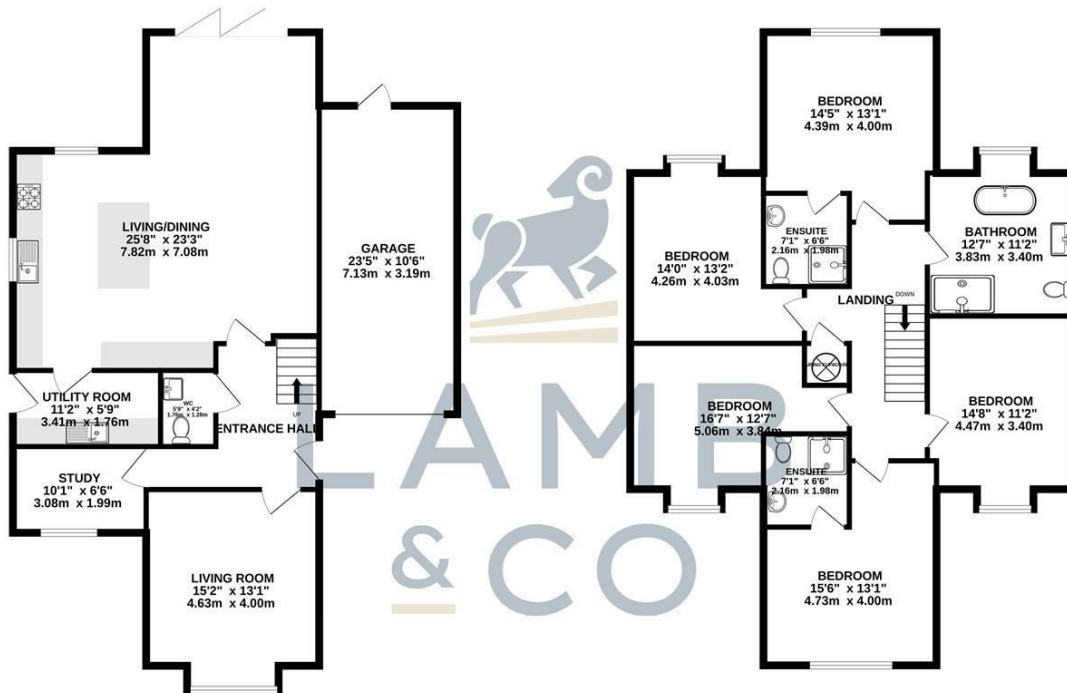
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2024 sq.ft. (188.0 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 as to their operability or efficiency can be given.
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