



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THORPE ROAD, LITTLE CLACTON, CO16 9RZ PRICE £465,000

**** DISCOUNTED PRICE FOR LIMITED PERIOD - MOVE IN FROM SEPTEMBER **** 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, underfloor heating and EV chargers built by reputable developers Oakland Country Homes.
Plot 80 - The Kensington - Offered with the chance to choose your own kitchen, worktops and tiling!

- Three Bedroom Detached Bungalow
- Development Exclusively Bungalows
- Little Clacton
- Show Home Open For Walk-Ins Thurs-Mon
- Part Exchange Available
- High Spec Finish
- Completion From September 2024
- Garage & Driveway
- Energy Efficient - Low Running Costs



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

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. 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

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

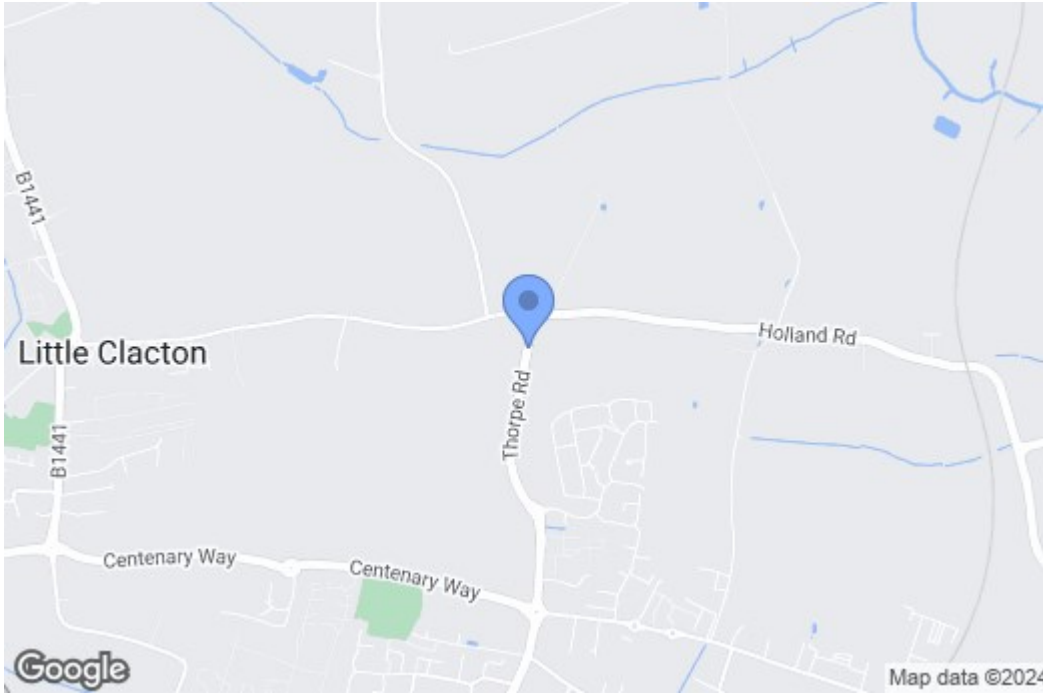
The Greenwich - 2 bed mid-terrace bungalow - 731 Sq Ft

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

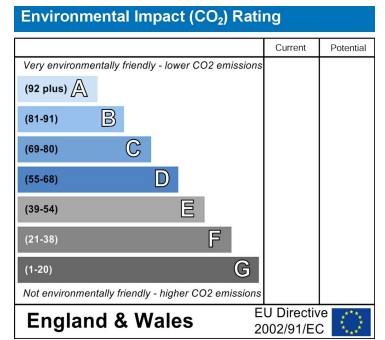
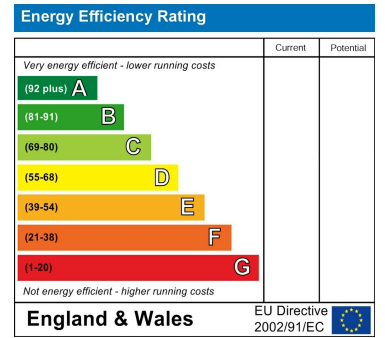
ADDITIONAL INFO

- 1) An annual estate charge will apply for maintenance of communal areas which is estimated to be between £160 - £260 PA depending on house type.
- 2) Some images are computer generated or taken from a different plot, these are intended as a guide only.

Map

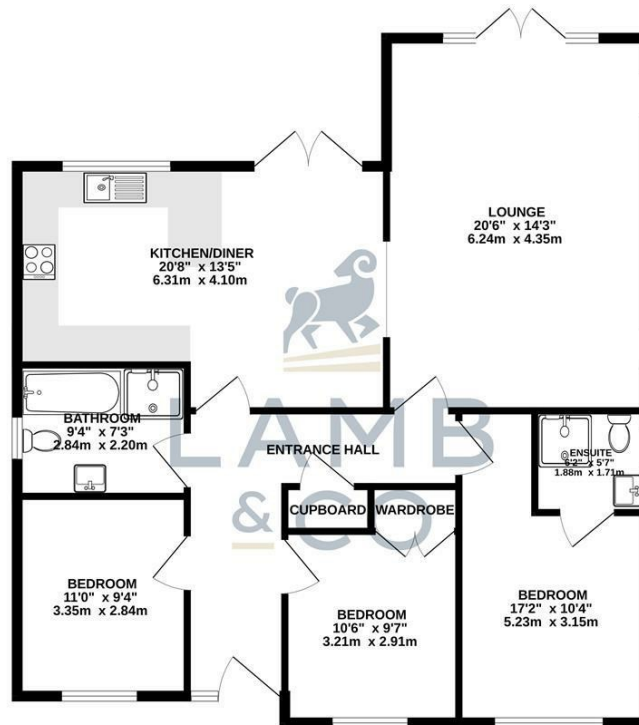


EPC Graphs



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 misstatement. 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.
Made with Metropix 12/2022

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.