



LAMB & CO

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## TALBOT ROAD, LITTLE CLACTON, CO16 9ET PRICE £595,000

The Brambles 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 long 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.

In the meticulously designed kitchen are an integrated 6 ring induction hob, oven, dishwasher and fridge/freezer. A washing machine and tumble dryer can be found in the dedicated utility room. A vast garden complements the property to the rear, boasting a lawn and a porcelain tiled patio area perfect for entertaining in the summer. To the front, there is a manicured front garden, private driveway and a garage with lighting and power supply and an electric door.

- 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



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## 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" (4.27m x 3.25m)



## 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" (3.05m x 1.88m)



## 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: South East

## 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.

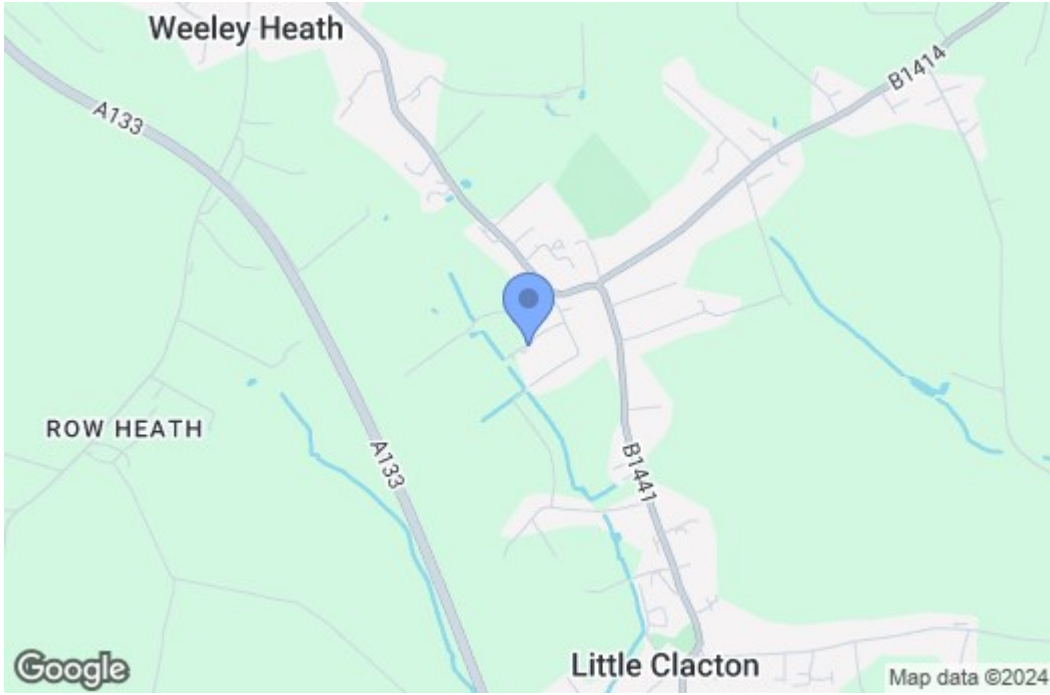
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

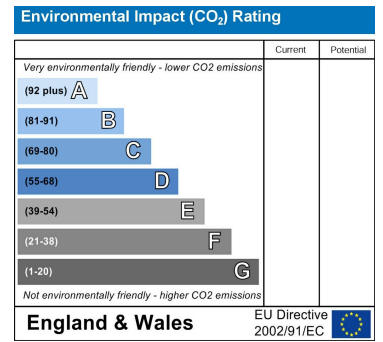
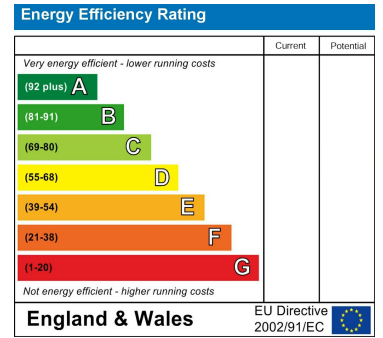
documentation once entering into negotiations for a property.



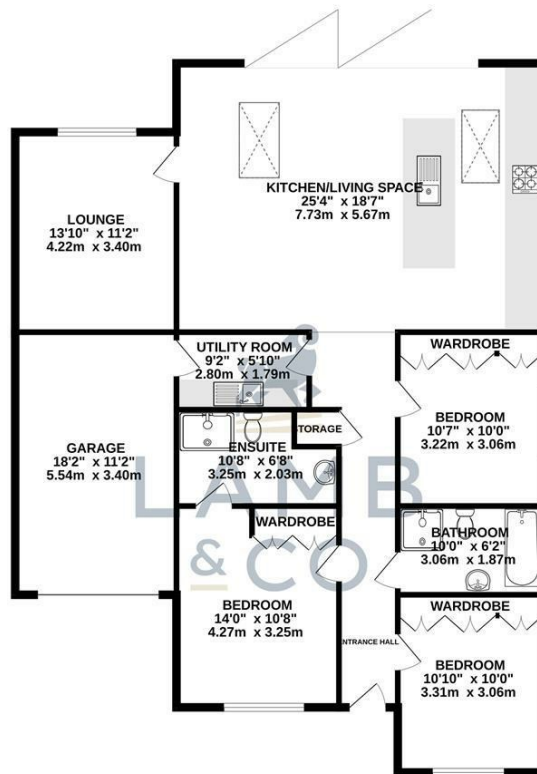
## Map



## EPC Graphs



## 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 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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