



LAMB & CO

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



## THORPE ROAD, LITTLE CLACTON, CO16 9RZ

PRICE £415,000

**\*\* READY TO VIEW! \*\*** 'The Regent' is a spacious three bedroom link-detached bungalow with utility room, en-suite to master bedroom, garage & South facing garden. Park Gate Corner is an exciting new development of 62 private bungalows in Little Clacton. These homes are finished to a high specification including with a range of two & three bedroom options to suit all budgets, built by reputable developers Oakland Country Homes. Plot 60 - The Regent (photos shown are from a different plot of the same house type, indicative only)

- Three Bedroom Link-Detached Bungalow
- En-Suite to Master
- Open Plan Living
- Utility Room
- Part Exchange Available
- South Facing Garden
- Development of 62x Bungalows
- Flooring & Turf Included



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

## THE REGENT

The Regent is a three bedroom link-detached bungalow offering open plan living space 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

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## MASTER BEDROOM

11'8 x 11'5 (3.56m x 3.48m)



## EN-SUITE

8'2 x 4'3 (2.49m x 1.30m)



## BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)



## KITCHEN/LIVING/DINING

25'11 x 14'4 (7.90m x 4.37m)



## BEDROOM THREE

11'8 x 10' (3.56m x 3.05m)



## UTILITY ROOM

9'1 x 5'8 (2.77m x 1.73m)



## BATHROOM

9'1 x 7'8 (2.77m x 2.34m)



## OUTSIDE

## FRONT



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 £220 PA

2) Some images shown are from a different house type and are indicative of specification only.

## REAR GARDEN



## 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

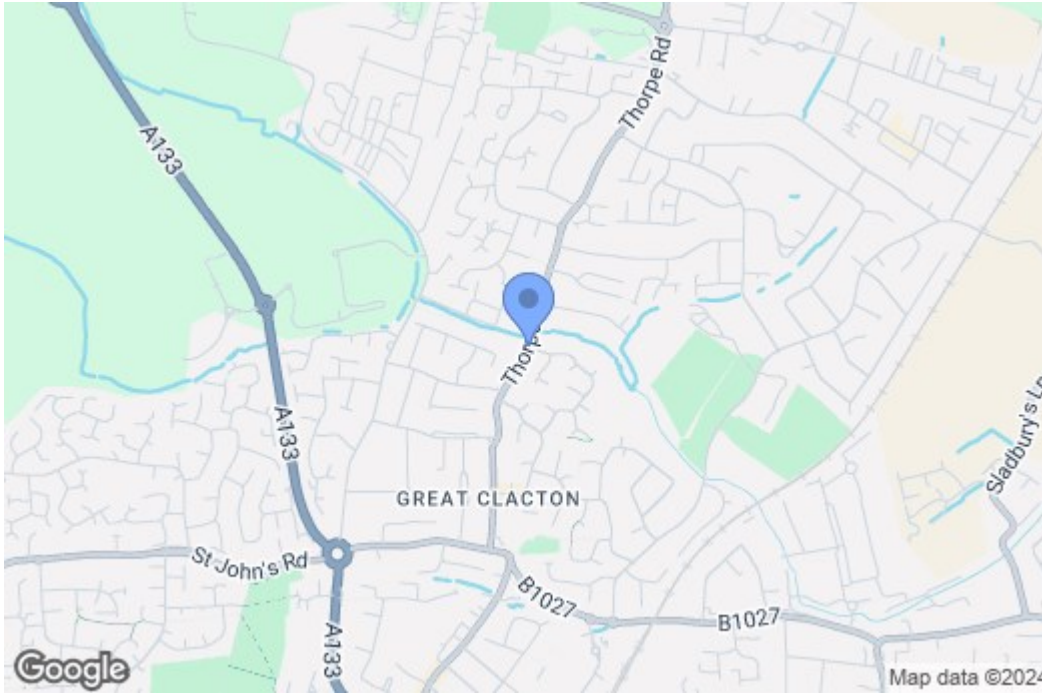
The Victoria - 2 bed detached bungalow with garage - 731 Sq Ft

The Hyde - 2 bed link-detached bungalow with garage - 731 Sq Ft

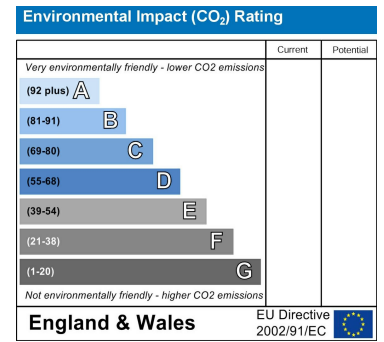
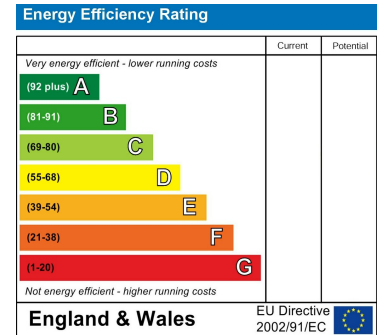
The Brompton - 2 bed Semi-detached bungalow - 731 Sq Ft

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

## Map

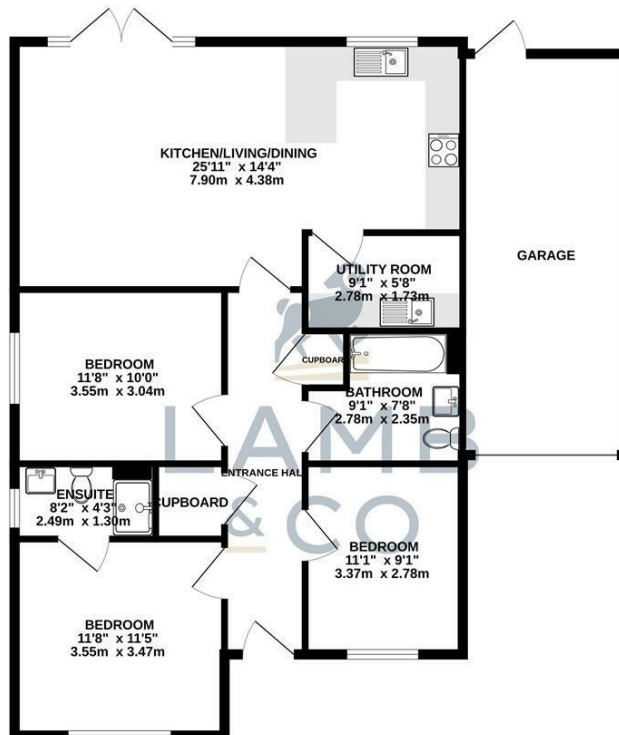


## EPC Graphs



## Floorplan

GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023sq.ft. (95.0 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.  
Made with Metropix 02/24

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.