



LAMB & CO

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MADELEINE GARDENS, GREAT HOLLAND, CO13 0JE

GUIDE PRICE £300,000

**** GUIDE PRICE £300,000 - £325,000 **** Welcome to Madeleine Gardens, an exceptional new development of 13, two and three bedroom bungalows in the sought after village of Great Holland. Show home now available to view. (photos shown from a different plot of the same type - final finishes may vary)

- Two Bedrooms
- Landscaped Garden
- Garage Space
- En-Suite to Master
- High Spec Finish
- Open Plan Living/Kitchen/Dining
- Off-Road Parking
- Village Location

LOCATION

The development is located in the village of Great Holland located between Holland-on-Sea and Kirby Cross. Frinton-on-Sea is approximately 3 miles away and offers a range of amenities, mainline railway station and stunning sandy beaches. Madeleine Gardens is located at the Southern end of Pork Lane close to it's junction with Main Road, the new entrance lies approximately 150m past the turning for Orchard Drive.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN

LOUNGE AREA

15'10 x 15'9 (4.83m x 4.80m)

KITCHEN AREA

11'3 x 9'7 (3.43m x 2.92m)

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

EN-SUITE

11'1 max x 5'11 (3.38m max x 1.80m)

BEDROOM TWO

15'2 x 11'1 (4.62m x 3.38m)

BATHROOM

10'5 x 7'2 (3.18m x 2.18m)

OUTSIDE

FRONT

REAR

Additional Information Clacton

Council Tax Band: TBC (awaiting rating)

Heating: Gas fired underfloor heating

Seller's Position: Chain Free - New Build

Garden Facing: West

Warranty: 10 year structural warranty provided by Advantage

Additional Costs: There will be an annual charge payable towards maintenance of the communal areas of £300 (estimated).

Agents Note Sales

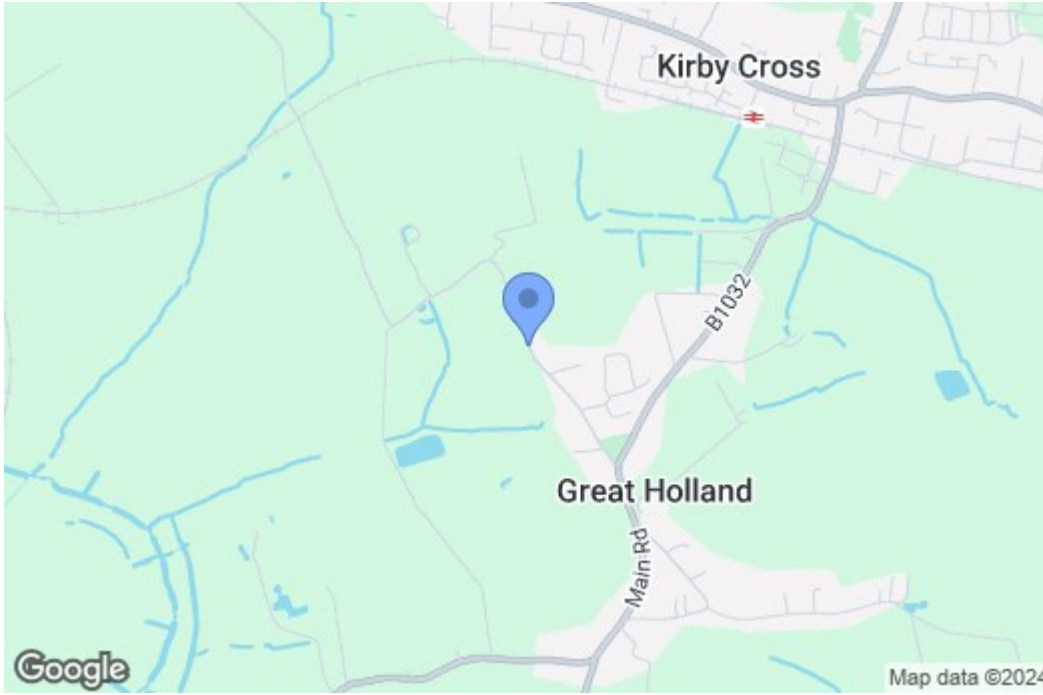
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Some images are computer generated or may be taken from another plot and are provided as a guide only.

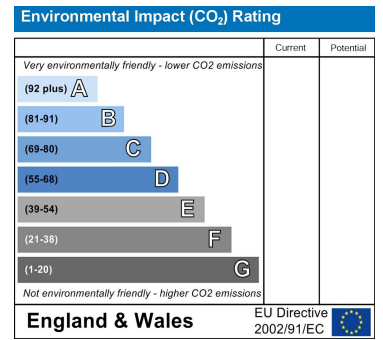
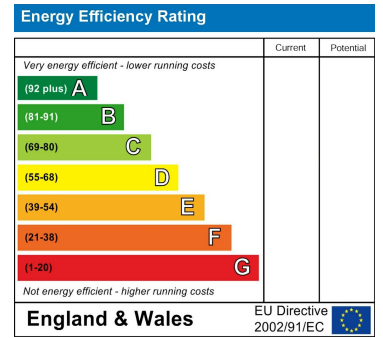
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Map

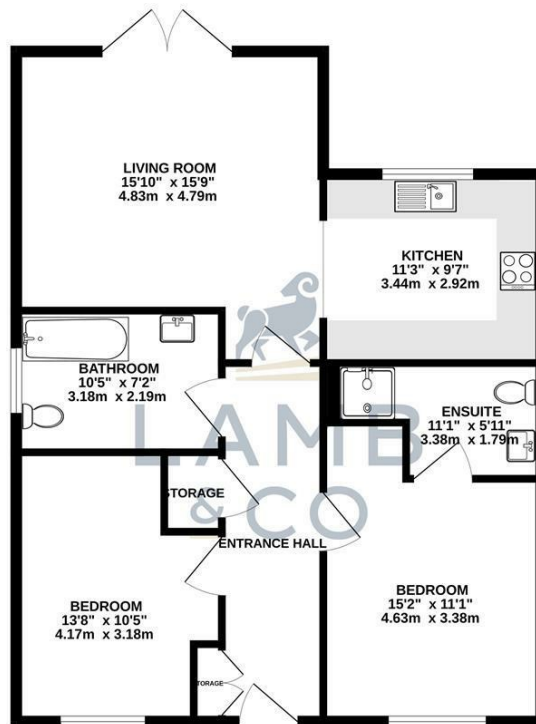


EPC Graphs



Floorplan

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA - 851sq.ft. (79.1 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 is given as to their speciality or efficiency can be given.
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