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# PARK GATE CORNER, LITTLE CLACTON, CO16 9RZ PRICE £399,500

\*\* STAMP DUTY PAID ON SELECTED PLOTS (T's & C's Apply) \*\* An exciting new variation of our popular 'Regent', a three bedroom link-detached bungalow offering spacious kitchen/diner, separate lounge and en-suite to master bedroom. Finished to a high specification including a full set of integrated NEFF kitchen appliances plus a chance to make it your own with a choice of kitchen, floor coverings and bathroom tiling. Built by reputable developers Oakland Country Homes. Plot 52 - The Regent (please note, photos shown are from a different type/plot and indicative of spec only)

Three Bedroom Link-Detached Bungalow

• Kitchen/Diner

Separate Lounge

En-Suite

- Completion from May 2025
- Garage & Driveway



The Property Ombudsman Sales | Lettings | Commercial | Land & New Homes sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE 14'2 x 13' (4.32m x 3.96m)

KITCHEN/DINER 16'9 x 12' (5.11m x 3.66m)

BEDROOM ONE 11'4 x 11'2 (3.45m x 3.40m)

EN-SUITE 7'11 x 4'3 (2.41m x 1.30m)

BEDROOM TWO 12'6 x 9' (3.81m x 2.74m)

BEDROOM THREE 11'4 x 10' (3.45m x 3.05m)

BATHROOM 9' x 7'8 (2.74m x 2.34m)

OUTSIDE

FRONT

REAR

GARAGE 23' x 9'8 (7.01m x 2.95m)

#### 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. Tendring 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

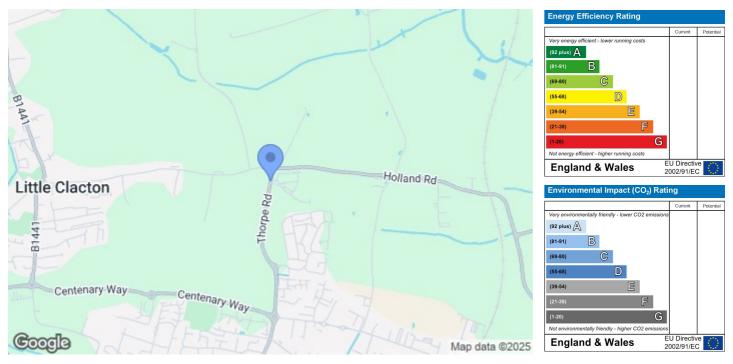
1) An annual estate charge will apply for maintenance of communal areas which is estimated to be £220 PA

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



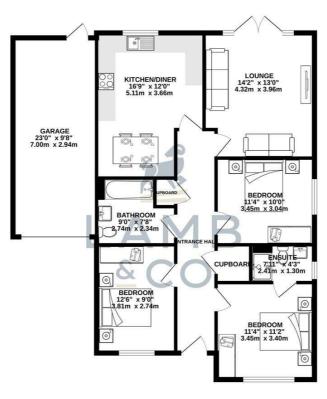
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#### **EPC Graphs**



# Floorplan

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

