



LAMB & CO

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## PARK GATE CORNER, LITTLE CLACTON, CO16 9RZ

PRICE £399,500

**\*\* INSENTIVES OFFERED 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

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. 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

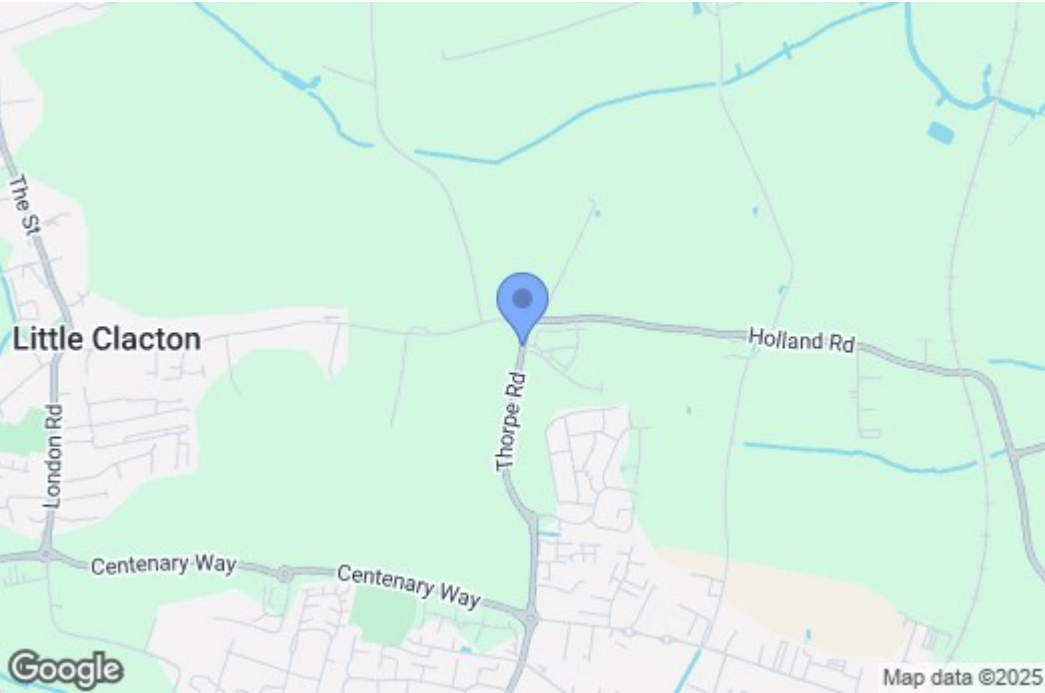
3 beds from £410,000

#### ADDITIONAL INFO

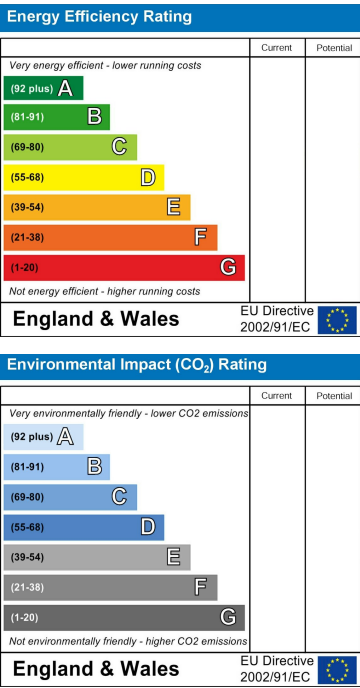
- 1) An annual estate charge will apply for maintenance of communal areas which is estimated to be £220 PA
- 2) Some images shown are from a different house type and are indicative of specification only.



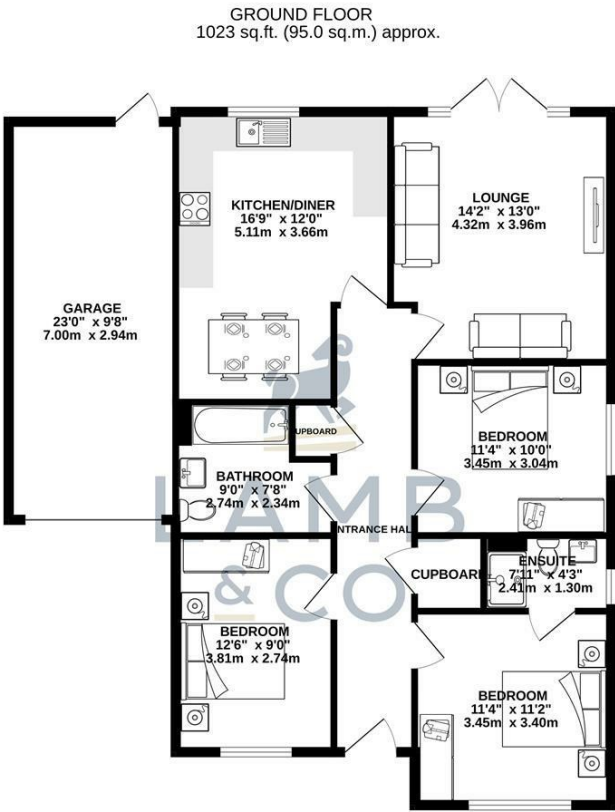
Map



EPC Graphs



Floorplan



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 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 as to their operability or efficiency can be given.  
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