



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £399,500

\*\* Final plots of this type remaining \*\* The Regent B - A three bedroom link-detached bungalow offering spacious kitchen/diner, separate lounge, en-suite to master bedroom plus garage & driveway. Finished to a high specification including a full set of integrated NEFF kitchen appliances and a choice from a range of Amtico flooring to hall, kitchen and bathrooms & choice of carpets to bedrooms. Built by reputable developers Oakland Country Homes. Plot 50 - The Regent B (please note, some photos shown are from a different type/plot and indicative of spec only)

- Three Bedroom Link-Detached Bungalow
- En-Suite
- Separate Kitchen/Diner
- Completion from Spring 2026
- Integrated NEFF Appliances
- Garage & Driveway

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN/DINER

16'10 x 13' (5.13m x 3.96m)

### LIVING ROOM

14'2 x 12'4 (4.32m x 3.76m)

### BEDROOM ONE

11'5 x 11'3 (3.48m x 3.43m)

### 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

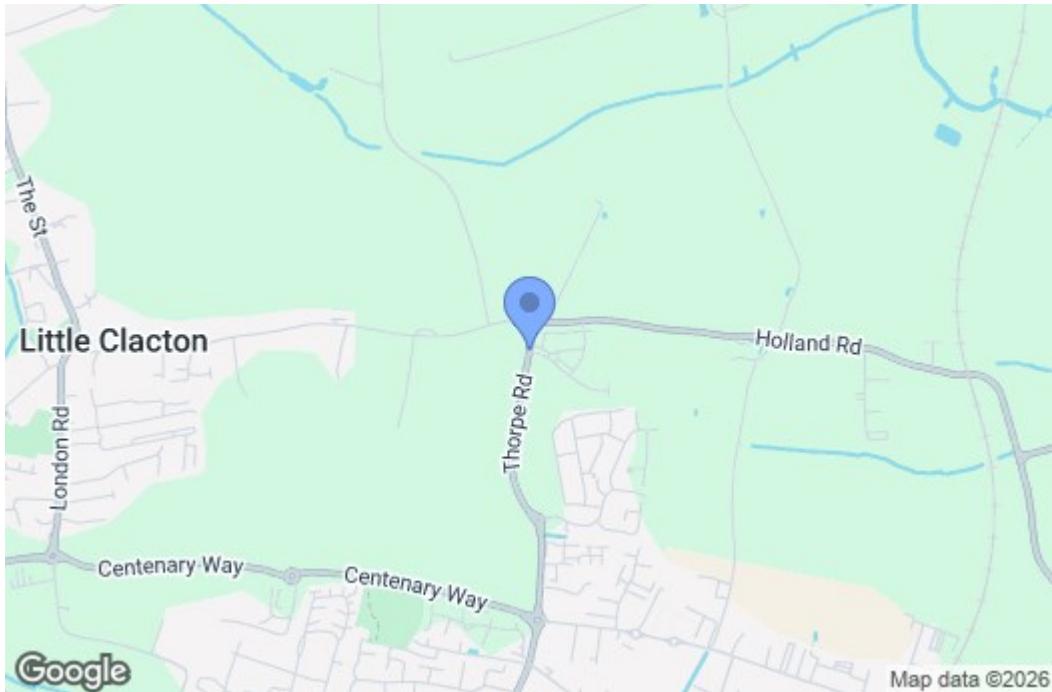
3 beds from £410,000

### 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.

## Map



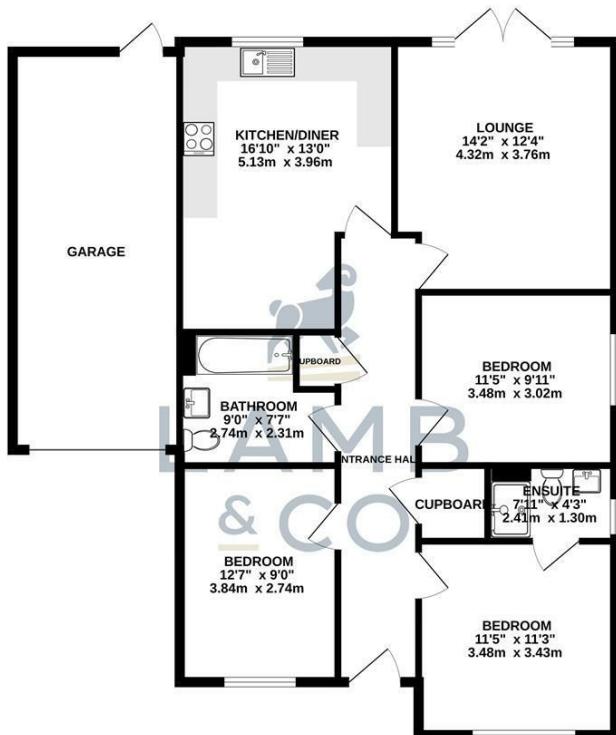
## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 inaccuracy that they may contain. The floorplan is for identification purposes only and is not to scale and by any prospectus 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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