



BLAKE &  
THICKBROOM



**Plot 15 (17) Crossways Gardens, Little Clacton ,CO15 9RZ**

**Clacton-on-sea**

**£435,000**

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 1**

Discover peaceful countryside living combined with modern convenience in this beautifully designed five-bedroom detached house, nestled within the private Crossways Gardens development in Little Clacton.

Step inside to find a welcoming **lounge** (4.7m x 3.89m), offering a perfect space for relaxation. The heart of this home is the expansive **kitchen/living room** (6.3m x 5.28m), designed for contemporary open-plan living and entertaining. Adjacent to the kitchen, a practical **utility room** (3.89m x 1.57m) provides added functionality, and a convenient **ground floor cloakroom** completes the lower level. Enjoy the comfort of underfloor gas heating throughout the ground floor.

Ascend to the first floor where the generously proportioned **bedroom one** (3.78m x 3m) benefits from its own modern **en suite** (2.39m x 1.78m). There are three additional well-sized bedrooms: **bedroom two** (3.78m x 2.79m), **bedroom three** (3.28m x 3.1m), and **bedroom four** (3.28m x 2.49m). A versatile **study/bedroom five** (2.79m x 2.39m) offers flexibility for those working from home or requiring an additional bedroom. A stylish **family bathroom** (2.9m x 1.78m) serves the remaining rooms.

Outside, the property boasts a private garden and a single **garage** (19' x 10'), providing ample parking and storage. This new build home comes with the reassurance of an LABC Builders Warranty.

Crossways Gardens is ideally situated on the outskirts of Little Clacton, a village known for its tranquil atmosphere. The vibrant seaside resort of Clacton-on-Sea is just 2.5 miles away, offering sandy beaches, Clacton Pier, Pavilion Fun Park, a variety of bars, restaurants, and town centre shopping. This location offers the best of both quiet village life and easy access to coastal attractions and amenities.

This exceptional home offers 1641 sq ft of flexible living space, perfect for a growing household. We encourage you to arrange a viewing to truly appreciate the quality and lifestyle on offer.





