



**Plot 3 (5) Foots Farm Lane, Clacton-on-Sea, Essex, CO15 4BN**

**Clacton-on-Sea**

**£365,000**

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

FINAL PHASE RELEASED! Stunning new private development of three bedroom detached bungalows situated in this recessed position within the grounds of the renown 'Foots Farm House'. The development offers traditionally built design bungalows offering spacious and well appointed accommodation and will be finished with a high standard of workmanship throughout giving comfort to any purchaser looking to buy their dream home. The development is situated on the northern outskirts of Clacton's town center and within walking of a local supermarket, bus route to Clacton's town center and Clacton Factory Outlet which provides a range of excellent shopping facilities. The development offer excellent main road access to the popular villages of Little Clacton and Thorpe-le-Soken and access to the A120 providing direct routes to both Clacton on Sea and the historic town of Colchester.

**ENTRANCE HALL:** Double glazed entrance door to entrance hall.

**BEDROOM ONE** - 3.84m x 3.05m (12'7" x 10'0")

**EN SUITE SHOWER ROOM:**

**BEDROOM TWO** - 3.66m x 3.23m (12'0" x 10'7")

**BEDROOM THREE** - 3.05m x 2.84m (10'0" x 9'4")

**BATHROOM** - 3.05m x 2.26m (10'0" x 7'5")

**LOUNGE** - 4.14m x 3.05m (13'7" x 10'0")

**KITCHEN DINER** - 4.22m x 3.71m (13'10" x 12'2")

**OUTSIDE:** Block paved driveway providing off road parking. Lawned front and rear gardens.

Material information for this property

Tenure is Freehold.

Council tax Band: TBC. EPC TBC.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains (With the assistance of a pumping station)

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes - The main development road and pumping station for the drainage is under a management company maintenance with the annual cost at approx. £450.00

Non standard property features to note: None

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- 9'2 x 7'10 LUXURY FITTED BATHROOM
- GAS HEATING VIA RADIATORS
- 17 x 12'5 LOUNGE WITH FRENCH DOORS
- 13'9 x 12'2 LUXURY FITTED KITCHEN/DINER WITH BUILT IN EYE LEVEL OVEN. HOB UNIT & EXTRACTOR HOOD
- 10 YEAR BUILDERS WARRANTY
- FLOOR COVERINGS & CARPETS INCLUDED
- FULLY DOUBLE GLAZED
- BLOCK PAVED DRIVEWAYS

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