



LAMB & CO

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

PRICE £399,500

\*\* FINAL PLOTS OF THIS TYPE REMAINING! \*\* The Regent - a three bedroom link-detached bungalow offering spacious open plan living/kitchen/dining space, separate utility room, en-suite to master bedroom plus garage & driveway. Finished to a high specification including integrated NEFF kitchen appliances and choice of flooring included. Built by reputable developers Oakland Country Homes.

Plot 48 - The Regent (please note, some photos shown are from a different type/plot and indicative of spec only).

- Three Bedroom Link-Detached Bungalow
- En-Suite
- Open Plan
- South Facing Garden
- Utility Room
- Garage & Driveway

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LIVING/KITCHEN/DINING

25'8 x 14'3 (7.82m x 4.34m)

### UTILITY ROOM

9' x 5'8 (2.74m x 1.73m)

### 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

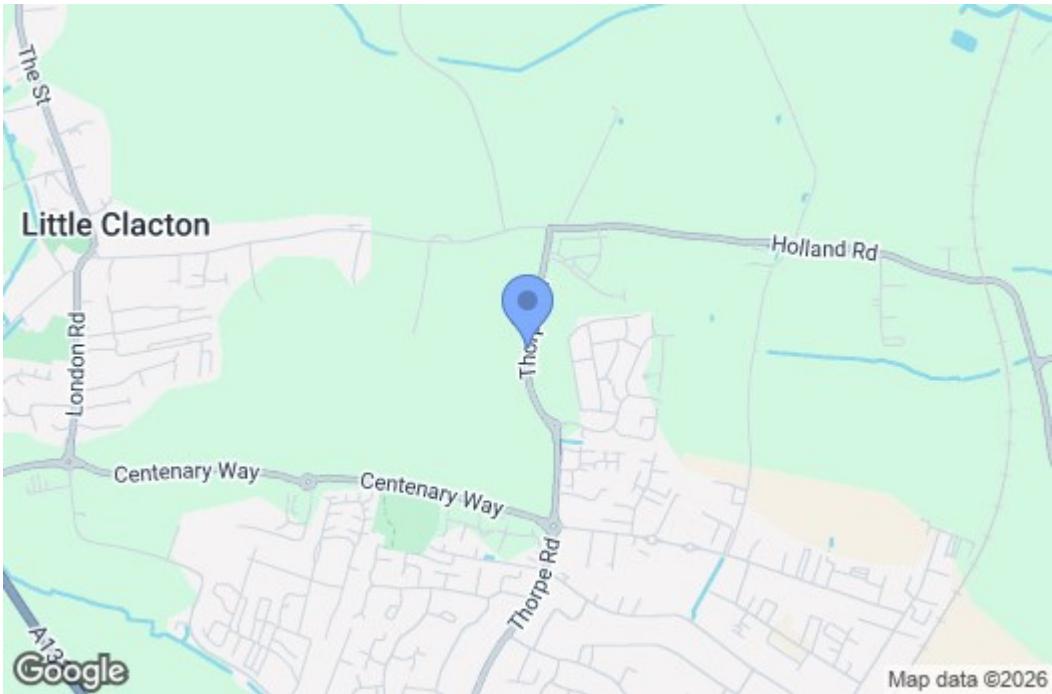
3 beds from £410,000

### 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.

## Map

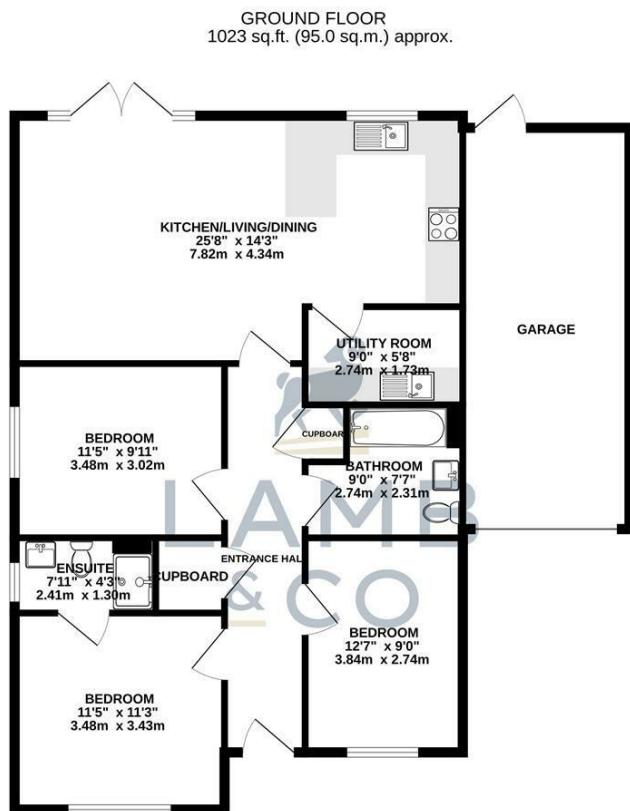


## EPC Graphs

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



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 errors, omissions or inaccuracies. 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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