



BLAKE &
THICKBROOM



**Plot 19 (9) The Wisteria Crossways Gardens, Little Clacton,
Essex, CO16 9RZ**

Little Clacton

**Guide Price £350,000 to
£375,000**

OPEN DAY SATURDAY 6TH JUNE 10am-1pm (5% DEPOSIT CONTRIBUTION INCENTIVE)Plot 19 (The Wisteria design - four bedroom detached house total floor area 1285 sq ft (119.4sqm) Crossways Gardens is a private development of 21 beautifully designed homes nestled in the village of Little Clacton offering tranquil living. Each home is finished to the highest standard with stylish fixtures and fittings. You can expect spacious open plan kitchen diners with separate lounges, en suites to master bedroom, making the perfect family home. Crossways Gardens is on the outskirts of the popular village of Little Clacton approximately 2.5 miles north of Clacton on Sea the popular seaside resort where you will find a sandy beach along with many other attractions including Clacton Pier, Pavilion Fun Park, bars, restaurants and town centre shopping.

BEDROOM ONE: 10'9 (3.28m) x 10'9 (3.28m)

EN SUITE SHOWER ROOM: 9'6 (2.90m) x 4'3 (1.30m)

BEDROOM TWO: 10'9 (3.28m) x 9'10 (3.00m)

BEDROOM THREE: 11'1 (3.38m) x 9'6 (2.90m)

BEDROOM FOUR: 10'9 (3.28m) x 9'6 (2.90m)

LOUNGE: 20'8 (6.30m) x 11'9 (3.58m)

KITCHEN DINER: 20'8 (6.30m) x 10'9 (3.28m)

GROUND FLOOR CLOAKROOM:

UTILITY ROOM: 7'2 (2.18m) x 4'3 (1.30m)

BATHROOM: 7'10 (2.39m) x 5'10 (1.78m)

Material Information for this property.

Tenure Freehold.

Council Tax TBA.

EPC Rating TBA.

Services Connected.

Gas Yes.

Electricity Yes.

Water Yes.

Sewerage Type Mains.

Telephone & Broadband coverage Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes. The development road will be maintained under a management company and the annual charges are to be advised.

Non standard property features to note: No.

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- FIRST FLOOR BATHROOM
- GROUND FLOOR CLOAKROOM
- 20'6 x 11'8 LOUNGE
- 20'6 x 10'8 LUXURY FITTED KITCHEN/DINER
- 7'5 x 4'2 UTILITY ROOM
- UNDER FLOOR GAS HEATING TO THE GROUND FLOOR
- DOUBLE GLAZED THROUGHOUT
- LABC 10 YEAR BUILDERS WARRANTY

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.







