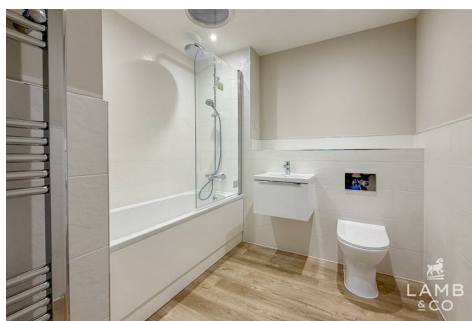




LAMB & CO

Call us on 01255 422 240  
Inspired by **property**, driven by **passion**.



## BLOOMFIELD ROAD, LITTLE CLACTON, CO16 9SR

### PRICE £375,000

The Richmond B - A three bedroom semi-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 36 - The Richmond B (please note, some photos shown are from a different plot and indicative of spec only)

- Three Bedroom Semi-Detached Bungalow
- En-Suite
- Separate Kitchen/Diner
- Completion Autumn 2026
- Integrated NEFF Appliances
- Garage & Driveway

## LAYOUT

This plot can be finished in an alternate design with open plan kitchen/dining/living and separate utility room see floorplans for more info.

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

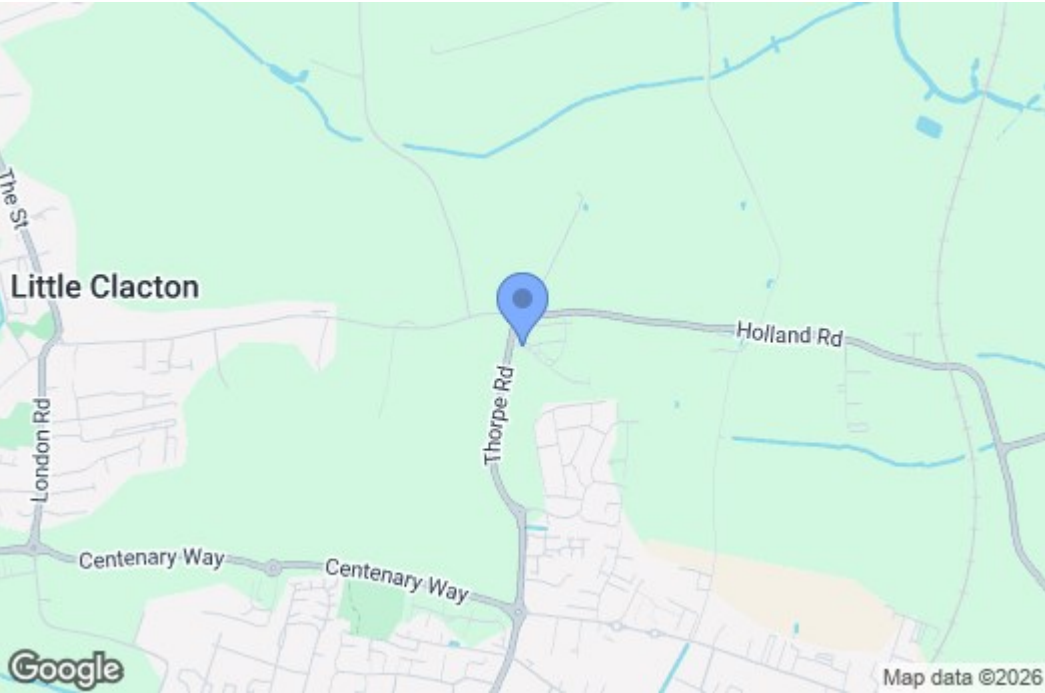
2 beds from £285,000

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.

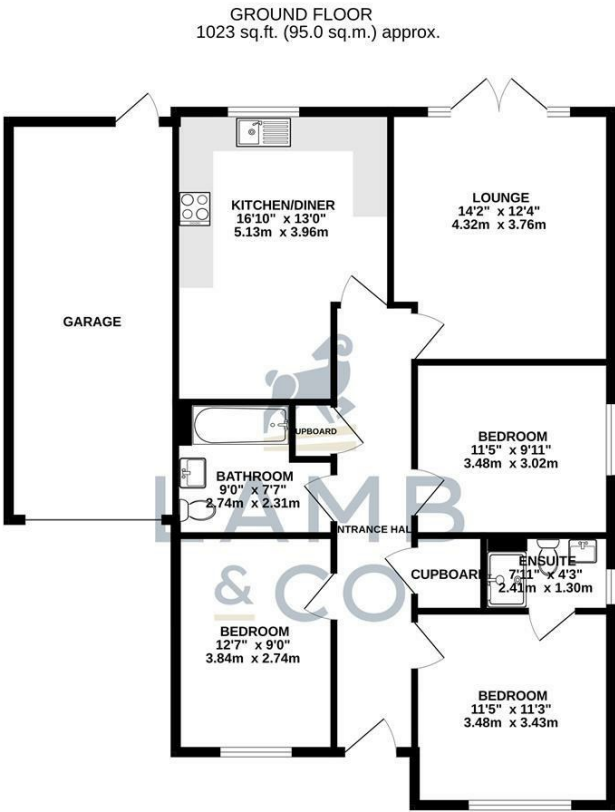
Map



EPC Graphs



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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.