



BLAKE &  
THICKBROOM



**Plot 18 The Wisteria, Crossways Gardens, Little Clacton, Essex, CO16 9RZ**

Little Clacton

Guide Price  
**£350,000**

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

Plot 18 (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 bedrooms, making the perfect family home. Crossways Gardens is on the outskirts of the popular village of Little Clacton approximately 2.5miles 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.

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

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: None

Non standard property features to note: None

**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.

(Internal photos are from plot 21)

**Property Type:** Detached House

- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- FIRST FLOOR BATHROOM
- GROUND FLOOR SHOWER ROOM
- 20'8 LOUNGE
- 20'8 X 10'8 LUXURY LOUNGE/DINER
- 7'5 x 4'2 UTILITY ROOM
- UNDER FLOOR GAS HEATING TO THE GROUND FLOOR
- LABC 10 YEAR BUILDERS WARRANTY
- OFF ROAD PARKING FOR TWO VEHICLES









