



LAMB & CO

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



PARK GATE CORNER, LITTLE CLACTON, CO16 9RZ PRICE £399,500

"" OPEN EASTER GOOD FRIDAY 10am-2pm"" 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
- Open Plan
- Utility Room
- En-Suite
- South Facing Garden
- Garage & Driveway



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

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. Tending 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

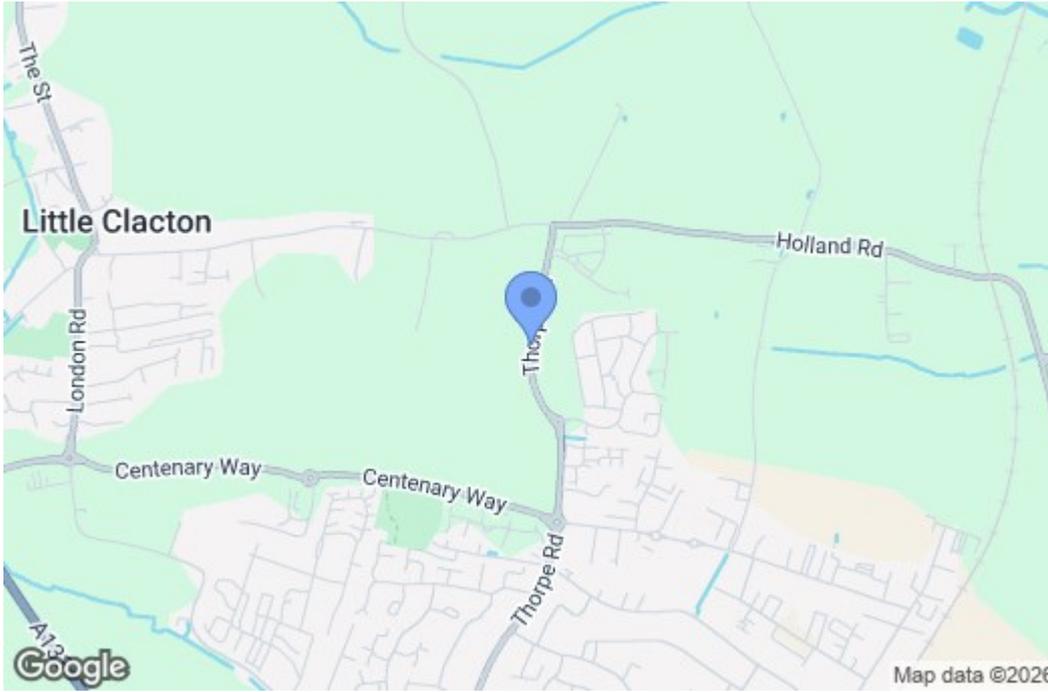
2 beds from £285,000

3 beds from £410,000

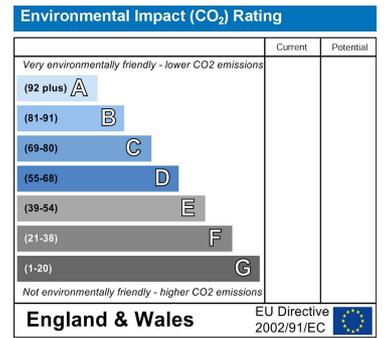
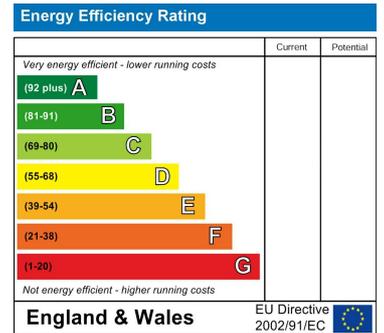
ADDITIONAL INFO

- 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

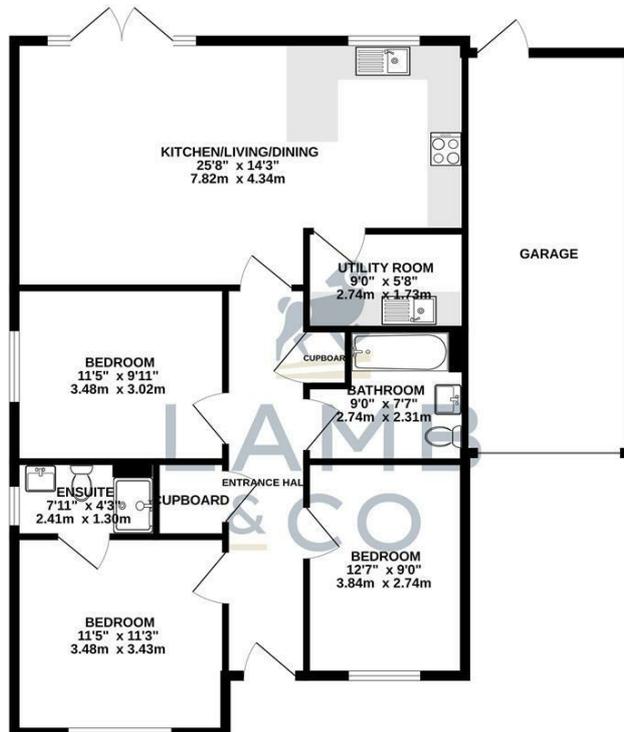


EPC Graphs



Floorplan

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



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 mis-statement. 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 Metropex 02/25

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.