



**Plot 11 (18) Crossways Gardens, Little Clacton, CO16 9RZ**

**Clacton-on-sea**

**£440,000**

Discover peaceful countryside living combined with modern convenience in this beautifully designed five-bedroom detached house, nestled within the private Crossways Gardens development in Little Clacton.

Step inside to find a welcoming lounge (4.7m x 3.89m), offering a perfect space for relaxation. The heart of this home is the expansive kitchen/living room (6.3m x 5.28m), designed for contemporary open-plan living and entertaining. Adjacent to the kitchen, a practical utility room (3.89m x 1.57m) provides added functionality, and a convenient ground floor cloakroom completes the lower level. Enjoy the comfort of underfloor gas heating throughout the ground floor.

Ascend to the first floor where the generously proportioned bedroom one (3.78m x 3m) benefits from its own modern en suite (2.39m x 1.78m). There are three additional well-sized bedrooms: bedroom two (3.78m x 2.79m), bedroom three (3.28m x 3.1m), and bedroom four (3.28m x 2.49m). A versatile study/bedroom five (2.79m x 2.39m) offers flexibility for those working from home or requiring an additional bedroom. A stylish family bathroom (2.9m x 1.78m) serves the remaining rooms.

Outside, the property boasts a private garden and a single garage (19' x 10'), providing ample parking and storage. This new build home comes with the reassurance of an LABC Builders Warranty.

Crossways Gardens is ideally situated on the outskirts of Little Clacton, a village known for its tranquil atmosphere. The vibrant seaside resort of Clacton-on-Sea is just 2.5 miles away, offering sandy beaches, Clacton Pier, Pavilion Fun Park, a variety of bars, restaurants, and town centre shopping. This location offers the best of both quiet village life and easy access to coastal attractions and amenities.

This exceptional home offers 1641 sq ft of flexible living space, perfect for a growing household. We encourage you to arrange a viewing to truly appreciate the quality and lifestyle on offer.

Material Information for this property.

Tenure Freehold.

Council Tax TBA.

EPC Rating B.

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](http://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 £100.

Non standard property features to note: No.

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.

**Property Type:** Detached House

**Bedrooms:** 5 | **Bathrooms:** 2 | **Receptions:** 1

- Four/Five Bedrooms
- En Suite Shower Room
- First Floor Bathroom
- Ground Floor Cloakroom
- 15'5 x 12'9 Lounge
- 20'8 x 17'4 Kitchen/Living Room
- 12'9 x 5'2 Utility
- Under Floor Gas Heating to Ground Floor
- LABC Builders Warranty
- 19' x 10' Garage



