

ABBIGAIL GARDENS, EAST CLACTON, ESSEX, CO15 6QS

Price

£525,000

FREEHOLD

- Individual, Luxury Newly Built Bungalow
- Sough After Location In Quiet Cul-De-Sac
- Three Bedrooms With En-Suite To Master
- Open Plan Kitchen/Dining/Lounge & Separate Utility
- High Energy Efficiency With Air Source Heat Pump
 - Under Floor Heating Throughout
 - Secluded South Facing Rear Garden
- Ample Off Street Parking & Detached Garage With Electric Charging Point
- Choice Of Fittings Before Build Completion In September
 - EPC Rating TBC/ Council Tax Band - TBC



FENTONS
ESTATE AGENTS



Digital Visualisation, For Illustration Purposes Only



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**** NEW BUILD **** A SUPERB, LUXURY THREE BEDROOM DETACHED BUNGALOW set in a sought after location, nestled amongst surrounding bungalows in a quiet cul-de-sac and offering spacious, modern living accommodation. This high energy efficient property boasts a light open plan living area with bi-folding doors overlooking the secluded south facing rear garden, an EN-SUITE to master bedroom with a walk in dressing room and stunning high quality finishes throughout. There is a DETACHED GARAGE with an electric charging point and ample off street parking to the front. The property is in a no through road and is conveniently situated within the highly regarded East Clacton area affording easy access to Clacton's regenerated seafront, mainline railway station and town centre. An early viewing internal is strongly recommended to fully appreciate the location, size and quality of the finishings on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door with matching glazed side panels leading to:

Hallway

Luxury vinyl flooring with underfloor heating on a separate thermostatic control. Built in double length storage cupboard. Glazed door with side panel leading to open plan lounge/diner/kitchen. Doors leading to:

Bedroom One

13'6" x 13'1"

Choice of flooring. Underfloor heating on a separate thermostatic control. Sealed unit double glazed bay window to front. Door leading to:

Dressing Room

5'5" max x 6'6" max

Fitted wardrobes. Underfloor heating.

En-Suite

To Be Fitted. Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Double length shower cubicle with integrated rainfall shower and separate attachment. Fully tiled walls. Tiled flooring with underfloor heating and separate thermostatic control. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.

Bedroom Two

11'4" x 10'4"

Choice of flooring. Underfloor heating on a separate thermostatic control. Sealed unit double glazed window to front.

Bedroom Three

9'7" x 8'8"

Choice of flooring. Underfloor heating on a separate thermostatic control. Sealed unit double glazed window to side.

Family Bathroom

To Be Fitted. Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with shower attachment. Built in shower cubicle with integrated overhead rainfall shower and separate attachment. Fully tiled walls. Tiled flooring with underfloor heating and separate thermostatic control. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.

Lounge/Diner/Kitchen

26'5" x 16'3"

Lounge/Diner

Luxury vinyl flooring with underfloor heating on separate thermostatic control. TV aerial and telephone socket. Sealed unit double glazed window to side. Sealed unit double glazed bi-folding doors to rear. Open plan to:

Kitchen

To Be Fitted. Fitted with a range of shaker style modern matching fronted units. Stone bevelled edge work surfaces with upstands and inset butler style sink with drainer and mixer tap. Inset five ring 'Neff' electric hob with extractor hood above. Built in eye level 'Neff' double electric ovens. Integrated dishwasher, fridge/freezer and pull out bin. Central island providing further base level cupboards and breakfast bar seating area. Under unit lighting. Luxury vinyl flooring with underfloor heating. Sealed unit double glazed window to rear. Door leading to:



Utility Room

6'8" x 5'9"

Continuation of modern matching fronted units. Bevelled edge stone worksurfaces with upstands and inset butler style sink and mixer tap. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Luxury vinyl flooring with underfloor heating and separate thermostatic control. Sealed unit double glazed door to side. Door to airing cupboard housing hot water pressurised cylinder and underfloor heating controls.

Outside -Rear

Secluded south facing garden. Part patio area. Remainder laid to lawn. Outside socket. Outside lights. Outside tap. Air source heat pump. Private access door to garage. Access to front via both sides.

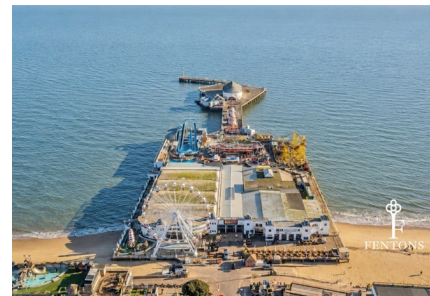
Outside - Front

Part laid to lawn. Wood chipped beds with flower and shrubs. Paved driveway providing ample off street parking leading to garage with electric door. Outside lights. Electric charging point.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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AML

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: TBC

Any Additional Property Charges: N/A

Services Connected: (Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A





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.
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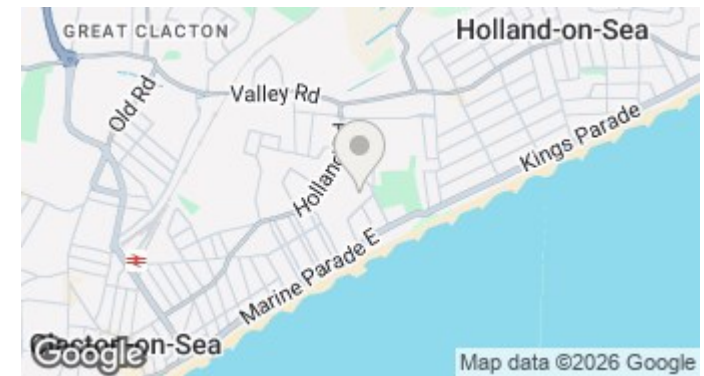
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Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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