

Bluehouse Gardens

Clacton on Sea, CO16 8GU



Developers
WILLOW PARK GROUP



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► Introduction

A Stunning new Private Development of Two and Three Bedroom Detached Bungalows Situated in a Recessed Position with a Gardens Address on the Western Outskirts of Clacton's Town Centre. Bluehouse Gardens will offer a variety of traditionally built design bungalows offering spacious well appointed accommodation on this thoughtfully planned development. Willow Park Group are the developers, who will ensure that each bungalow will be finished to a high specification with the comfort of a 10 year builders warranty giving peace of mind to a purchaser looking to buy their dream retirement home.

► Location

The development is situated on the western outskirts approximately 2 miles from Clacton's town centre, which offers a range of excellent shopping facilities, restaurants, mainline railway station and stunning regenerated seafront beaches and gardens. Wick Lodge public house and Carvery restaurant are within walking distance and the development is conveniently located within a short walk of local bus route to the town centre and main road access to both Colchester and London.





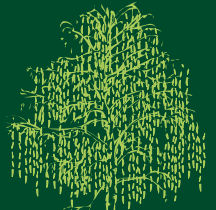
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► Bluehouse Gardens specification Phase III

- 10 x three bedroom detached bungalows
- En Suite shower to all designs
- Luxury Fitted Bathrooms
- Gas Heating via Radiators
- Spacious Lounge
- Luxury Fitted Kitchen/Diners with French Doors and Integrated Appliances
- 10 Year Builder's Warranty
- Utility Rooms to all plots
- Conservatories to plots 1, 2, 3, 4, 9 and 10
- Lawned Front & Rear Gardens
- Choice of Carpets / Floor Coverings
- Fully Double Glazed
- 23' Garages with Power & Light Connected
- Outside Security Lighting & Tap
- Private Development





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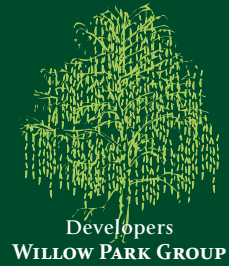


Site Plan, Phase 3

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'Type A Design'

A Three Bedroom Detached Bungalow
Available Plot Numbers 1, 2, 3, 5, 6, 7 and 8
(Plots 5, 6, 7 and 8 do not have a conservatory).



Measurements:

Bedroom One:	12'3 (max) x 12'	(3.75m (max) x 3.65m)
En Suite Shower:	8'2 x 3'9	(2.5m x 1.2m)
Bedroom Two:	13'8 x 9'4	(4.2m x 2.85m)
Bedroom Three:	11'7 x 9'4	(3.55m x 2.85m)
Bathroom:	12'3 (max) x 6'2	(3.75m (max) x 1.9m)
Lounge:	13'6 x 13'3	(4.15m x 4.05m)
Kitchen/Diner:	12'3 x 10'8	(3.75m x 3.3m)
Utility Room:	8'2 x 6'	(2.5m x 1.55m)
Conservatory:	13'2 x 12'8	(4m x 3.9m)
<small>(Not available with Plots 5, 6, 7 and 8)</small>		
Garage:	23' x 9'9	(7m x 3m)

Please note measurements are for guidelines purposes only and may alter during construction.

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'Type B Design'

A Three Bedroom Detached Bungalow Available
Plot numbers 4 and 9, please note plot 4 is a
handed version of the floor plan.

Measurements:

Bedroom One:	12'3 (max) x 12'	(3.75m (max) x 3.65m)
En Suite Shower:	8'2 x 3'9	(2.5m x 1.2m)
Bedroom Two:	13'8 x 9'4	(4.02m x 2.85m)
Bedroom Three:	11'7 x 9'4	(3.55m x 2.85m)
Bathroom:	12'3 (max) x 6'2	(3.75m (max) x 1.9m)
Lounge:	13'6 x 13'3	(4.15m x 4.05m)
Kitchen/Diner:	12'3 x 10'8	(3.75m x 3.3m)
Utility Room:	8'2 x 6'	(2.5m x 1.55m)
Conservatory:	13'2 x 12'8	(4m x 3.9m)
Garage:	23' x 9'9	(7m x 3m)



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'Type C Design'

A Three Bedroom Detached Bungalow
Available Plot Number 10



Measurements:

Bedroom One:	13' x 10'	(3.95m x 3.05m)
En Suite Shower:	8'2 x 5'9	(2.5m x 1.8m)
Bedroom Two:	16' x 10'	(4.85m x 3.05m)
Bedroom Three:	10'2 x 9'4	(3.1m x 2.85m)
Bathroom:	12'3 ^{max} x 6'2	(3.75m ^{max} x 1.9m)
Lounge:	13'6 x 13'3	(4.15m x 4.05m)
Kitchen/Diner:	12'3 x 10'8	(3.75m x 3.3m)
Utility Room:		
Conservatory:	13'2 x 12'8	(4m x 3.9m)
Garage:	23' x 9'9	(7m x 3m)

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Appointed Selling Agents



BLAKE & THICKBROOM
NEW HOMES

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