



DESCRIPTION:

SHOW HOME OPEN SATURDAYS & SUNDAYS - 10.00am -3.00pm.

Plot 15-1, The Belvedere (2,200 sq. ft.) Lady Nelson Gardens is a collection of traditionally styled new homes, relishing a high specification internally and externally, creating homes that stand the test of time. The development is situated alongside English Heritage Listed Gardens of the former Thorpe Hall which was demolished and rebuilt as the Lifehouse Spa & Hotel. The gardens of Thorpe Hall are a true treasure and were formerly used as a Lady Nelson convalescent home. A mix of lakes, pools, rock gardens, wild grass areas, rose gardens, sunken gardens and lots of places to relax. Lady Nelson Gardens is one of Tendring's most desired new neighbourhoods offering a superb collection of 3, 4 & 5 bedroom homes over 2 storeys. Being situated within an established oak tree lined development, nestled within the rolling countryside, this exciting new community is designed for contemporary living.

DIRECTIONS:

PROCEED FROM:

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * TWO EN SUITE SHOWER ROOMS * 11'2 DRESSING ROOM TO MASTER BEDROOM *

* LUXURY BATHROOM * 12'8 LUXURY FITTED KITCHEN WITH NUMEROUS INTERGRATED APPLIANCES * 17'7 LIVING ROOM * 17'7 DINING ROOM *

* 12'5 UTLITY ROOM * 12'5 OFFICE/FAMILY ROOM * 22'8 x 9'1 DOUBLE GARAGE *

* NHBC WARRANTY * GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *

* ALL CARPETS & FLOOR COVERINGS INCLUDED * APPROXIMATELY 61' x 36' SOUTH-EAST FACING LAWNED REAR GARDEN *

* PLEASE NOTE FURNITURE DISPLAYED ON INTERNAL IMAGES IS NOT INCLUDED IN SALE *

MASTER BEDROOM: 13'8 (4.17m) x 12'5 (3.78m)

EN SUITE SHOWER ROOM: 6'9 (2.06m) x 6'2 (1.88m)

DRESSING ROOM: 11'2 (3.40m) x 4'9 (1.45m)

BEDROOM TWO: 17'7 (5.36m) x 11'5 (3.48m)

EN SUITE SHOWER ROOM: 6'2 (1.88m) x 6'2 (1.88m)

BEDROOM THREE: 12'8 (3.86m) x 11'5 (3.48m)

BEDROOM FOUR: 13'1 (3.99m) x 8'8 (2.64m)

BATHROOM: 9'2 (2.79m) x 5'9 (1.75m)

KITCHEN: 12'8 (3.86m) x 11'5 (3.48m)

BREAKFAST ROOM AREA: 12'8 (3.86m) x 6'2 (1.88m)

OFFICE/FAMILY ROOM: 12'1 (3.68m) x 8'9 (2.67m)

LIVING ROOM: 17'7 (5.36m) x 14'8 (4.47m)

DINING ROOM: 17'7 (5.36m) x 12'1 (3.68m)

UTILITY ROOM: 12'5 (3.78m) x 6'2 (1.88m)

DOUBLE GARAGE: 22'8 (6.91m) x 9'1 (2.77m)

AGENTS NOTES:

Material information of this property

Tenure is Freehold. Council Tax Band TBA. EPC Awaiting predicted EPC once property has been completed

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 to confirm the coverage of mobile phone and broadband for this development.

Any additional property charges - Yes

Communal areas and some parts of the road are maintained under a management company at an annual cost of £280.00

Non standard property features to note - No





