



BLAKE & THICKBROOM



**PLOT 26-23 THE REGENCY, LADY NELSON GARDENS,
THORPE-LE-SOKEN, ESSEX, CO16 0FG
£520,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Plot 26-23, The Regency (1,450 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.

Each plot is extremely generous, with substantial driveways and extensive gardens .

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the first roundabout, take the second exit on left onto the second part of the bypass. At the second roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. Proceed through the centre of Little Clacton for approximately 1.5 miles, turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately 2 miles, down the hill, under the railway bridge, passing Thorpe le Soken railway station on left. Turn right at the war memorial into Frinton Road, proceed along Frinton Road for approximately half a mile and the entrance to the development will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * ENSUITE SHOWER ROOM *

* LUXURY BATHROOM *

* 12'8 LUXURY FITTED KITCHEN WITH NUMEROUS INTEGRATED APPLIANCES *
14'8 LIVING ROOM * 11'5 DINING AREA *

* 12'2 FAMILY AREA * 6'8 UTILITY ROOM * 23'1 x 9'1 SINGLE GARAGE *

* NHBC WARRANTY *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *

* ALL CARPETS AND FLOOR COVERINGS INCLUDED *

* APPROXIMATELY 49' x 54' WESTERLY FACING LAWNED REAR GARDEN *

* COMPLETION TO BE ADVISED *

* INTERNAL CGIs SHOWN ARE FOR GUIDELINE PURPOSES ONLY AND FROM
OTHER PLOTS ON THE DEVELOPMENT *

MASTER BEDROOM: 12'1 (3.68m) x 11'5 (3.48m)

EN SUITE SHOWER ROOM: 6'9 (2.06m) x 6'6 (1.98m)

BEDROOM TWO: 12'1 (3.68m) x 9'8 (2.95m)

BEDROOM THREE: 10'5 (3.18m) x 10'2 (3.10m)

BEDROOM FOUR: 10'2 (3.10m) x 7'6 (2.29m)

BATHROOM: 10'2 (3.10m) x 5'6 (1.68m)

KITCHEN: 12'2 (3.71m) x 9'5 (2.87m)

FAMILY AREA: 12'2 (3.71m) x 9'5 (2.87m)

DINING AREA: 11'5 (3.48m) x 11'2 (3.40m)

LIVING ROOM: 14'8 (4.47m) x 12'1 (3.68m)

UTILITY ROOM: 6'8 (2.03m) x 5'6 (1.68m)

SINGLE GARAGE: 23'1 (7.04m) 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



