



**PLOT 27-25 THE REGENCY, LADY NELSON GARDENS,
THORPE LE SOKEN, ESSEX, CO16 0FG
£520,000 (Asking Price)**

DESCRIPTION:

SHOW HOME OPEN SATURDAYS & SUNDAYS -

10.00am -3.00pm .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. 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: 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 38' x 57' 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: 12'8 (3.86m) x 10'2 (3.10m)

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:

Tenure is Freehold

Council Tax Band TBA

A Energy performance certificate will be available once the property is completed.

AN ENERGY PERFORMANCE CERTIFICATE WILL BE AVAILABLE TO VIEW ON LINE AT www.blake-thickbroom.co.uk AND THEN REFER TO PROPERTY ADDRESS.





