



BLAKE & THICKBROOM



**PLOT 17-5 THE STATESMAN, LADY NELSON GARDENS,
THORPE-LE-SOKEN, ESSEX, CO16 0FG
£650,000 (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 17-5, The Statesman (2,150 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 .

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 * TWO EN SUITE SHOWER ROOMS *14'8 WALK IN WARDROBE * LUXURY BATHROOM *

* 14'8 LUXURY FITTED KITCHEN WITH NUMEROUS INTEGRATED APPLIANCES * 18'4 LIVING ROOM *

* 14'1 DINING ROOM * 16'4 FAMILY AREA * 10'5 UTILITY ROOM *

* 22'8 x 9'1 SINGLE GARAGE * NHBC WARRANTY * GAS HEATING * DOUBLE GLAZED WINDOWS *

* ALL CARPETS AND FLOOR COVERINGS INCLUDED * APPROX 67' x 46' SOUTH FACING REAR GARDEN * COMPLETION TO BE ADVISED *

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

MASTER BEDROOM: 13'4 (4.06m) x 14'6 (4.42m)

WALK IN WARDROBE: 14'6 (4.42m) x 4'6 (1.37m)

EN-SUITE SHOWER ROOM: 9'4 (2.84m) x 6'5 (1.96m)

BEDROOM TWO: 13'8 (4.17m) x 10'2 (3.10m)

EN-SUITE SHOWER ROOM: 7'9 (2.36m) x 5'9 (1.75m)

BEDROOM THREE: 10'8 (3.25m) x 10'8 (3.25m)

BEDROOM FOUR: 10'8 (3.25m) x 10'2 (3.10m)

BATHROOM: 8'9 (2.67m) x 5'6 (1.68m)

KITCHEN: 14'8 (4.47m) x 13'5 (4.09m)

FAMILY AREA: 16'4 (4.98m) x 14'7 (4.45m)

LIVING ROOM: 18'4 (5.59m) x 13'8 (4.17m)

DINING ROOM: 14'1 (4.29m) x 11'5 (3.48m)

UTILITY ROOM: 10'5 (3.18m) x 6'6 (1.98m)

SINGLE GARAGE: 22'8 (6.91m) 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.

GROUND FLOOR



1ST FLOOR



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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