



DESCRIPTION:**FINAL PHASE RELEASED**

Stunning new private development of three bedroom detached bungalows situated in this recessed position within the grounds of the renown 'Foots Farm House'. The development offers traditionally built design bungalows offering spacious and well appointed accommodation and will be finished with a high standard of workmanship throughout giving comfort to any purchaser looking to buy their dream home. The development is situated on the northern outskirts of Clacton's town centre and within walking of a local supermarket, bus route to Clacton's town centre and Clacton Factory Outlet which provides a range of excellent shopping facilities. The development offer excellent main road access to the popular villages of Little Clacton and Thorpe le Soken and access to the A120 providing direct routes to both Clacton on Sea and the historic town of Colchester.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road upon reaching the main London Road roundabout take the fourth exit on the right hand side into the original part of St Johns Road. Proceed into the centre of Great Clacton, left at the former Queens Head public house into North Road. Second turning right into Thorpe Road. Proceed along Thorpe Road for approximately quarter of a mile, across the mini roundabout opposite the turning of Gorse Lane on the right hand side the main entrance to the development is on the left hand side. Proceed down the private road and the development can be found on left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * EN SUITE SHOWER ROOM *

* 10'4 x 7'4 LUXURY FITTED BATHROOM * GAS HEATING VIA RADIATORS *

* 14'8 x 11' LOUNGE WITH FRENCH DOORS * 14'7 x 13'7 LUXURY FITTED KITCHEN/DINER WITH BUILT IN EYE LEVEL OVEN. HOB UNIT & EXTRACTOR HOOD *

* 10 YEAR BUILDERS WARRANTY * FLOOR COVERINGS & CARPETS INCLUDED *

* FULLY DOUBLE GLAZED * BLOCK PAVED DRIVEWAYS * LAWNED FRONT & REAR GARDEN *

* INTERNAL OAK DOORS * OUTSIDE SECURITY LIGHTING & TAP *

* SOUTH FACING GARDEN * SOLE AGENTS *

CGI OF SITE PLAN IS FOR GUIDELINE PURPOSES ONLY AND MAY ALTER DURING CONSTRUCTION

ENTRANCE HALL:

Double glazed entrance door to entrance hall.

BEDROOM ONE: 14'1 (4.29m) x 10'4 (3.15m)

EN SUITE SHOWER ROOM:

BEDROOM TWO: 12'2 (3.71m) x 11'0 (3.35m)

BEDROOM THREE: 11'0 (3.35m) x 9'9 (2.97m)

BATHROOM: 10'4 (3.15m) x 7'4 (2.24m)

LOUNGE: 14'8 (4.47m) x 11'0 (3.35m)

KITCHEN DINER: 14'7 (4.45m) x 13'7 (4.14m)

OUTSIDE:

Block paved driveway providing off road parking. Lawned front and rear gardens.

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AGENTS NOTES:

Material information for this property

Tenure Freehold. Council Tax Band TBA. EPC TBA

Services connected.

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type- Mains (with the assistance of a pumping station)

Telephone and Broadband coverage -Yes

Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes

The main development road and pumping station for the drainage is under a management company maintenance with the annual cost at approx £450.00

Non standard property features to note - No





