



**PLOT 44 (2) THORPE HALL GARDENS,
THORPE LE SOKEN, ESSEX, CO16 0FP
£750,000 (Asking Price)**

DESCRIPTION:

Plot 44, The Richmond (1,680 sq ft). Burfoot Homes are excited to release their new development "Thorpe Hall Gardens", an exclusive development of nineteen spaciouly designed bungalows boasting high specifications both inside and out. Following the success of the neighbouring well regarded Lady Nelson Gardens, these homes are crafted to the highest quality. Each bungalow is situated on a generous plot, offering substantial driveways, large garages and extensive gardens, setting them apart from the typical new build developments. Thorpe Hall Gardens is set to become one of Tendring's most desirable new neighbourhoods offering a collection of three bedroom detached bungalows nestled within the rolling countryside and just a short drive from the sandy beaches of Frinton on Sea. This exciting new community is expertly designed for contemporary living, providing the perfect blend of modern comfort and historical charm.

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 taking the turning on the right into the entrance of the Lifehouse Spa & Hotel and then immediately right into Thorpe Hall Gardens.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * ENSUITE BATHROOM *
- * LUXURY SHOWER ROOM * 23'2' x 14'2 LIVING ROOM *
- * 23'1 x 13'9 LUXURY FITTED KITCHEN / DINING ROOM with NUMEROUS INTEGRATED APPLIANCES & A CHOICE OF QUARTZ WORK SURFACES *
- * UNDERFLOOR GAS HEATING with ZONAL THERMOSTATIC CONTROL *
- * DOUBLE GLAZED THROUGHOUT *
- * FLOOR COVERINGS AND CARPETS INCLUDED *
- * 22'9 x 17'7 DETACHED TRIPLE GARAGE * BLOCK PAVED DRIVEWAY *
- * LAWNED FRONT AND REAR GARDENS *
- * TEN YEAR NHBC WARRANTY * ANTICIPATED COMPLETION AUTUMN/WINTER 2024 *
- * EXTERNAL AND INTERNAL CGIs ARE FOR GUIDELINE PURPOSES ONLY *
- * TOTAL INTERNAL FLOOR SPACE - 156 sq. mt. (1,680 sq. ft.) *

MASTER BEDROOM: 14'6 (4.42m) x 10'9 (3.28m)

WALK IN WARDROBE: 10'2 (3.10m) x 5'4 (1.63m)

EN SUITE BATHROOM: 11'5 (3.48m) x 8'2 (2.49m)

BEDROOM TWO: 12'3 (3.73m) x 10'0 (3.05m)

BEDROOM THREE: 14'8 (4.47m) x 10'3 (3.12m)

SHOWER ROOM: 10'0 (3.05m) x 5'6 (1.68m)

LIVING ROOM: 23'2 (7.06m) x 14'2 (4.32m)

KITCHEN DINING: 23'1 (7.04m) x 13'9 (4.19m)

UTILITY ROOM: 10'0 (3.05m) x 5'9 (1.75m)

TRIPLE DETACHED GARAGE: 22'9 (6.93m) x 26'8 (8.13m)

LAWNED REAR GARDEN: 36'0 (10.97m) x 0'0 (0.00m)

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold. Council Tax Band TBA. EPC Rating TBA.
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 property.
Any additional property charges - Yes. The development road and communal areas will be maintained by a management company and the annual charge will be approximately £280.
Non standard property features to note - None.



DEVELOPMENT KEY:

THE CHATSWORTH
Plots 33, 36, 38, 39 and 48

THE KEY
Plots 34, 45, 46 and 47

THE BUCKINGHAM
Plots 31, 32, 42 and 49

THE RICHMOND
Plots 37, 40, 41, 43, 44 and 49

