



**PLOT 6 THE WISTERIA CROSSWAYS GARDENS,  
THORPE ROAD, LITTLE CLACTON, ESSEX, CO16 9RZ  
£435,000 (Asking Price)**

**DESCRIPTION:**

SHOW HOME AVAILABLE TO VIEW ! Plot 6 (The Wisteria design four bedroom detached house total floor area 1285 sq ft (119.4sqm)

Crossways Gardens is a private development of 21 beautifully designed three and four bedroom homes nestled in the village of Little Clacton offering tranquil living. Each home is finished to the highest standard with stylish fixtures and fittings. You can expect spacious open plan kitchen diners with separate lounges, en suites to master bedrooms and electric car charging points making the perfect family home. Crossways Gardens is on the outskirts of the popular village of Little Clacton approximately 2.5miles north of Clacton on Sea the popular seaside resort where you will find a sandy beach along with many other attractions including Clacton Pier, Pavilion Fun Park, bars, restaurants and town centre shopping.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Straight across the first roundabout at Brook retail park onto the second part of the bypass. Upon reaching the next roundabout take the third exit signposted towards Little Clacton. Straight across the next roundabout onto Centenary Way. Across the next roundabout at the entrance to Morrisons store, continue along this road and left at the next roundabout into Thorpe Road. Straight across the next roundabout into the second part of Thorpe Road. Proceed a short distance and the entrance to the site can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* FOUR BEDROOMS \* EN SUITE SHOWER ROOM \*

\* FIRST FLOOR BATHROOM \* GROUND FLOOR CLOAKROOM \*

\* 20'6 x 11'8 LOUNGE \* 20'6 x 10'8 LUXURY FITTED KITCHEN/DINER \*

\* 7'5 x 4'2 UTILITY ROOM \* UNDER FLOOR GAS HEATING TO THE GROUND FLOOR, RADIATOR HEATING TO THE FIRST FLOOR \*

\* LABC 10 YEAR BUILDERS WARRANTY \* OFF ROAD PARKING FOR TWO VEHICLES \*

\* DOUBLE GLAZED THROUGHOUT \* EXPECTED COMPLETION DECEMBER 2024 \*

**BEDROOM ONE:** 10'9 (3.28m) x 10'9 (3.28m)

**BEDROOM TWO:** 10'9 (3.28m) x 9'10 (3.00m)

**BEDROOM THREE:** 11'1 (3.38m) x 9'6 (2.90m)

**BEDROOM FOUR:** 10'9 (3.28m) x 9'6 (2.90m)

**EN SUITE SHOWER:** 9'6 (2.90m) x 4'3 (1.30m)

**BATHROOM:** 7'10 (2.39m) x 5'10 (1.78m)

**KITCHEN DINER:** 20'8 (6.30m) x 10'9 (3.28m)

**UTILITY ROOM:** 7'2 (2.18m) x 4'3 (1.30m)

**LOUNGE:** 20'8 (6.30m) x 11'9 (3.58m)

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**AGENTS NOTES:**

Material Information for this property .

Tenure Freehold

Council Tax TBA

EPC Rating TBA

Services Connected

Gas Yes

Electricity Yes

Water Yes

Sewerage Type Mains

Telephone & Broadband coverage Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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 will be maintained under a management company and the annual charges are to be advised.

Non standard property features to note No .



# SITE PLAN



**The Lavender**  
3 Bedroom Home  
1 2 3 4 5

**The Wisteria**  
4 Bedroom Home  
6 7 8 9 10 16  
17 18 19 20 21

**The Jasmine**  
4 Bedroom Home  
11 13 15

**The Gardenia**  
4 Bedroom Home  
12 14



