



DESCRIPTION:

ALL YEAR LIVING WITHIN THIS GATED COMMUNITY

Upon entering the secured gated entrance strolling along the 200m established private drive you are then greeted with this brand new beautifully presented 'Omar' icon design park home being sold fully furnished, benefitting from allocated parking and enclosed garden.

This residential park home is sited in the heart of the popular Oakleigh Park development and is available with immediate occupation under 12 months leisure 365 licence. On site viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM:Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Proceed along the bypass road over the first roundabout at Brook Retails Park. Upon reaching the second roundabout take the third turning on the right signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed through the village of Little Clacton for approximately one mile towards Weeley Heath. Past the White Hart pub on the left hand side and continue past the garden centre and down the hill turning left into Gutteridge Hall Lane, before St Andrews primary school. Immediately right proceed a short distance to the next mini roundabout into the entrance of Oakleigh Park. The site office can be found on the right hand side. Proceed through the gated entrance along the driveway for approximately 200m take the second turning on the right hand side and the property can be found on the right hand side facing the green.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * EN SUITE SHOWER ROOM * WHITE BATHROOM SUITE *
- * LPG GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT *
- * 19' x 15'2 LUXURY FITTED KITCHEN/DINER WITH NUMEROUS BUILT IN APPLIANCES * 19' LOUNGE *
- * ALLOCATED PARKING * REAR GARDEN * EXCLUSIVE LIVING FOR OVER 50'S ONLY *
- * PETS & DOGS WELCOME * ON SITE VIEWING AVAILABLE * SOLE AGENTS * CGI OF EXTERIOR IS OF SIMILAR DESIGN PARK HOME AND IS FOR GUIDELINE PURPOSES ONLY *

KITCHEN DINER: 19'0 (5.79m) x 15'2 (4.62m)

Composite entrance door to kitchen/diner. Luxuriously appointed with a range of gloss finish grey coloured laminated fronted units with laminated work surfaces with matching upstands. Inset single drainer sink unit with mixer taps and jet wash facility. Cupboards under, eye level cupboards with lighting below. Inset electric hob unit, extractor hood above, further built in double oven with cupboard storage above and below. Cupboard housing gas boiler, integrated washing machine, fridge, freezer, dish washer. Laminated wood flooring, vaulted ceiling with down lighters. Sky light windows, radiator, part tiled walls. Further sliding doors to further built in storage cupboard. Windows to front and side. Internal door to lounge.

LOUNGE: 19'0 (5.79m) x 12'10 (3.91m)

Two radiators, vaulted ceiling, windows to front and side. Glazed double doors to outside. Door to inner hallway.

INNER HALLWAY:

Storage cupboard, doors to:

BEDROOM ONE: 14'4 (4.37m) x 9'0 (2.74m)

(into wardrobe recess) Radiator, built in wardrobes with mirror fronted sliding doors, vaulted ceiling, window to rear. Door to en suite shower room.

ENSUITE SHOWER ROOM:

Double width shower cubicle, vanity hand wash basin, low level WC, heated towel rail. Bathroom mirror, part tiled walls, down lighters, window to rear.

BEDROOM TWO: 12'4 (3.76m) x 9'2 (2.79m)

(into wardrobe recess) Radiator, built in wardrobes with mirror fronted sliding doors, window to front with views over green.

BATHROOM:

White suite comprising panelled bath with mixer taps and shower attachment, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, fitted mirror, down lighters. Vaulted ceiling, windows to front.

OUTSIDE:

The gardens to be landscaped on this park home with steps and level entry to the main door. Small patio area, allocated parking space and rear garden to be enclosed.

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