



BLAKE & THICKBROOM



**PLOT 19 (9) THE WISTERIA CROSSWAYS GARDENS,
LITTLE CLACTON, ESSEX, CO16 9RZ
£399,950 (Asking Price)**

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DESCRIPTION:

SHOW HOME OPEN SATURDAY & SUNDAY 10.00am-3.00pm. !
Plot 21 (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 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 bedroom and electric car charging points making the perfect family home. Crossways Gardens is on the outskirts of the popular village of Little Clacton approximately 2.5 miles 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.

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 *
- * DOUBLE GLAZED THROUGHOUT
- * LABC 10 YEAR BUILDERS WARRANTY *
- * OFF ROAD PARKING FOR TWO VEHICLES *
- * EXPECTED COMPLETION 2025 *

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 ROOM: 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)



