



BLAKE & THICKBROOM



**PLOT 9-14 CROSSWAYS GARDENS,
LITTLE CLACTON, ESSEX, CO16 9RZ
£395,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Plot 9- 14 Crossways Gardens (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 bedrooms, 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:

See Sav Nav Post Code CO16 9QJ

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * EN SUITE SHOWER ROOM *

* FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM *

* 20'8 LOUNGE * 20'8 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 2026 * INTERNAL &
EXTERNAL IMAGES AND VIDEO ARE FROM SHOW HOME PLOT *

FIRST FLOOR 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: 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)

GROUND FLOOR CLOAKROOM:

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

OUTSIDE:

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 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 .





