

PLOT 30-31 THE REGENCY, LADY NELSON GARDENS,
THORPE LE SOKEN, ESSEX, CO16 0FG

 **£540,000 (Asking Price)** **BLAKE & THICKBROOM**

DESCRIPTION:

SHOW HOME OPEN SATURDAYS & SUNDAYS -10.00am - 3.00pm
Plot 30, The Regency (1,450 sq. ft.) Lady Nelson Gardens is a collection of traditionally styled new homes, relishing a high specification internally and externally, creating homes that stand the test of time.
Each plot is extremely generous, with substantial driveways and extensive gardens .

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 and the entrance to the development will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * ENSUITE SHOWER ROOM *

* LUXURY BATHROOM *

* 12'8 LUXURY FITTED KITCHEN with NUMEROUS INTEGRATED APPLIANCES *

* 14'8 LIVING ROOM * 11'5 DINING AREA *

* 12'2 FAMILY AREA * 6'8 UTILITY ROOM * 23'1 x 9'1 SINGLE GARAGE *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *

* ALL CARPETS AND FLOOR COVERINGS INCLUDED *

* APPROXIMATELY 67' x 54' LAWNED REAR GARDEN *

* COMPLETION TO BE ADVISED * NHBC WARRANTY *

* INTERNAL CGIs SHOWN ARE FOR GUIDELINE PURPOSES ONLY AND FROM OTHER PLOTS ON THE DEVELOPMENT *

MASTER BEDROOM: 12'1 (3.68m) x 11'5 (3.48m)

EN SUITE SHOWER ROOM: 6'9 (2.06m) x 6'6 (1.98m)

BEDROOM TWO: 12'1 (3.68m) x 9'8 (2.95m)

BEDROOM THREE: 10'5 (3.18m) x 10'2 (3.10m)

BEDROOM FOUR: 10'2 (3.10m) x 7'6 (2.29m)

BATHROOM: 10'2 (3.10m) x 5'6 (1.68m)

KITCHEN: 12'8 (3.86m) x 10'2 (3.10m)

FAMILY AREA: 12'2 (3.71m) x 9'5 (2.87m)

DINING AREA: 11'5 (3.48m) x 11'2 (3.40m)

LIVING ROOM: 14'8 (4.47m) x 12'1 (3.68m)

UTILITY ROOM: 6'8 (2.03m) x 5'6 (1.68m)

SINGLE GARAGE: 23'1 (7.04m) x 9'1 (2.77m)

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band TBA. EPC Awaiting predicted epc once property has been completed
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
Communal areas and some parts of the road are maintained under a management company at an annual cost of £280.00
Non standard property features to note- None

