Fenn Wright

THE HOME OF PROPERTY



147a Harwich Road, Little Clacton, Essex, CO16 9NJ

Guide Price: £525,000 Subject to Contract - Freehold

The Oaks is a brand new development of just two, 3 bedroom detached bungalows. Set in a private cul-de-sac location with peaceful rear gardens and stunning field views. These exemplary homes are high specification and ready for occupation.

- Beautiful field views
- Quiet cul-de-sac location
- Popular village setting
- Private rear gardens
- Ample driveway parking
- Electric vehicle charger
- Flooring throughout
- Air source heat pump
- Underfloor heating throughout

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BOSCH





This brand new high specification development is built with sustainability in mind providing electric vehicle chargers and underfloor heating via air source heat pumps. 147a comprises;

Entrance hallway with access to all rooms and having a convenient storage cupboard. The generous open-plan kitchen/dining room, measuring 28ft 2 x 12ft 7, is found to the rear of the home and has dual aspect outlook and patio doors to the private and tranquil garden. The bespoke fitted kitchen, an ideal space for entertaining, has solid oak worktops, fully integrated appliances, a generous size breakfast bar and wood flooring throughout.

Double doors lead into the large but homely living room measuring 14ft 4 x 15ft which has dual-aspect windows that flood the room with light. All three double bedrooms are found across the hallway, the master having a stylish ensuite shower room. Bedrooms two and three are both serviced by an impressive four-piece family bathroom with high end finishes, which completes the accommodation.

Externally, there is ample driveway parking to the side and field views to the front, plus electric vehicle charger. The enclosed sizeable rear garden is laid to lawn with a patio area and post and rail fencing to field boundary.

The specification at The Oaks includes (but is not limited to): Flooring throughout, bespoke Howdens kitchens including oak worktops and fully integrated appliances. Oak style internal doors, fibre broadband provision, air source heat pumps, underfloor heating, turfed rear gardens, EV chargers.

Important information
Council Tax Band - TBC
Services - We understand that mains water, drainage and electricity are connected to the property.
Tenure - Freehold
PEA/EPC rating - TBC



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