Fenn Wright

THE HOME OF PROPERTY



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

Guide Price: £450,000 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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This brand new high specification development is built with sustainability in mind providing electric vehicle chargers and underfloor heating via air source heat pumps. 147b has approximately 1302sqft of accommodation and comprises;

Entrance hallway with access to all rooms and having a convenient storage cupboard. The kitchen/dining room measures 15ft 10 x 10ft with front aspect across fields. The bespoke Howdens Bridgemere kitchen has solid oak worktops, fully integrated appliances, a handy breakfast bar and wood flooring, which continues into the considerable sized dual aspect lounge, accessed via double doors. Patio doors open onto the discreet and private rear garden.

All three double bedrooms are found to the rear of the home with the master having a sleek ensuite shower room. Bedrooms two and three are both serviced by an contemporary 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 private and peaceful rear garden is laid to lawn with a patio area and post and rail boundary fence affording outstanding field views.

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
Management charge - NA



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