



- New Home
- 10 Year Build Zone Warranty
- Ready For Occupation
- High Quality Finish
- Cul-De-Sac Location
- Beautiful Gardens
- Village Location
- En-Suite And Family Bathroom

## Plot 3 Whitegates Court, Little Clacton, Clacton-on-Sea, Essex. CO16 9FD.

OPEN MORNINGS EVERY MONDAY 10AM to 2PM NO APPOINTMENT NEEDED

These incredible Bungalows have been built to the highest of standards by Roman Homes and are ready to move into offering beautiful accommodation in a wonderful Cul-De-Sac position adjacent to Whitegates Tennis club. Offering a 10 year new home warranty for peace of mind and low maintenance construction for comfort of living. Accommodation includes three bedrooms, en-suite to master, family bathroom, stylish kitchen/diner, lounge, wonderful lawned gardens some with field views and driveway for two vehicles. With high specification to include Hotpoint appliances, Luxury Vinyl flooring and carpeting to floors, high quality kitchen and bathroom fittings, outside lighting, outside taps, patio area, gas central heating, full double glazing, garden sheds and block paved driveways. Call for further details and to arrange a viewing of these wonderful property.





# Property Details.

All Accommodation on Ground floor

## Entrance Hall

Luxury vinyl flooring, radiator, airing cupboard, storage cupboard, loft access and doors to.

## Living Room



14' 10" x 10' 11" (4.52m x 3.33m) With french doors to garden, radiator, TV point, carpeted flooring.

## Kitchen/Diner



15' 10" x 10' 10" (4.83m x 3.30m) French doors to garden, window to rear, luxury vinyl flooring, radiator, contemporary fitted kitchen with worktops over, inset sink and drainer, inset gas hob, integrated dishwasher, integrated fridge/freezer, space for washing machine, matching eye level units, extractor.

## Bedroom One



14' 9" x 11' 0" (4.50m x 3.35m) Box bay window to front, radiator and door to en-suite.



# Property Details.

## En-Suite



Obscure window to side, double shower cubicle, vanity wash hand basin with storage, heated towel rail, enclosed cistern WC, tiled splashbacks.

## Bathroom



Obscure window to front, panel bath with shower attachment, vanity wash hand basin, enclosed cistern WC, heated towel rail, tiled splashbacks.

## Bedroom Two



10' 10" x 10' 9" (3.30m x 3.28m) Window to front, radiator.

outside

## Parking

Block paved driveway providing parking for up to two vehicles.

## Rear Garden



## Bedroom Three



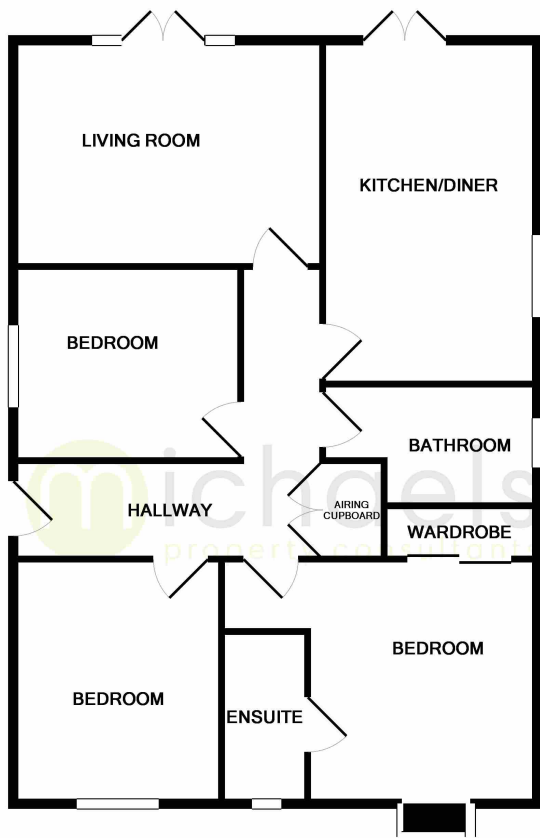
10' 9" x 9' 1" (3.28m x 2.77m) Window to rear, radiator.



All enclosed by panel fencing, laid to lawn, patio area, garden shed, gated side access and outside tap.

# Property Details.

## Floorplans



TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.