



BLAKE & THICKBROOM
NEW HOMES

Holland Road

Luxury appointed three bedroom-detached bungalows
at Holland Road, Little Clacton, Essex, CO16 9RU.



By Vaughan & Blyth (Construction) Ltd



Holland Road

INTRODUCTION

A New Development of Luxury Appointed Three Bedroom Detached Bungalows Occupying a Recessed Position From the Main Holland Road, With Farmland Views to Rear Aspects on the Outskirts of the Popular Village of Little Clacton. Vaughan & Blyth (Construction) Ltd are the Developers, A Colchester Based and Reputable Development Company Who Will Ensure That Each Bungalow Will Be Built to a High Specification with a 10 Year Warranty Giving Piece of Mind to a Purchaser Looking to Buy Their Dream Retirement Home.

LOCATION

The Development is situated on the outskirts of this sought after and un-spoilt village of Little Clacton and is within walking distance of local village stores, The Blacksmiths Public House, Engaines Primary School and Bus Routes to Clacton on Sea Town Centre. Within the centre of Little Clacton Village there is a beautiful Village Green and within quarter of a mile is the Local Village Hall and Playground Facilities.

DIRECTIONS

From Clacton Town Centre proceed on the A133 to the main London Road roundabout, taking the 2nd exit on the left hand side onto the Bypass Road. Proceed along the Bypass Road straight across the 1st roundabout and continue to the second roundabout. Take the 3rd (sign posted towards the village of Lt Clacton), left at the next roundabout into London Road and proceed into the village. Before reaching the Village Green turn right at the large oak tree into Holland Road, proceed a short distance and the development will be found on the right hand side.



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BLAKE & THICKBROOM

www.blake-thickbroom.co.uk

KITCHENS

- Quality kitchen units by Lubina
- Duropal post-formed worktops
- Neff appliances to include:
 - Double oven
 - Fridge/Freezer
 - Dishwasher
 - Induction Hob & Extractor
- NB Space left for client's own washing machine
- Stainless steel splash-back

BATHROOM & EN-SUITES

- Contemporary white sanitary-ware by Roca
- Chrome Bristan taps
- Chrome heated towel rails
- Aqualisa shower valves
- Merlyn shower enclosures & M Stone shower trays

WALL & FLOOR TILING

- Kitchen, Bathroom and En-Suite floors tiled with feature ceramic tiles
- Walls part-tiled with fully tiled shower enclosures

ELECTRICAL

- LED down-lighters to Kitchen and Bathrooms
- Pendent lights to Bedrooms, Living, Hallways
- Generous amount of power points to all rooms
- TV cabling from principle rooms to loft (ready for client's own aerial/satellite dish)
- Burglar alarm
- Smoke detectors

PLUMBING & HEATING

- Gas fired central heating via wall mounted Valiant boiler with pressured insulated hot water storage tank
- Under-floor heating via continuous loop sealed system
- Heated chrome towel rail to Bathroom and En-Suite

INTERNAL DECORATIONS/ FINISHES

- Contemporary oak feature doors with dual finish chrome handles
- Flat plastered ceilings painted white
- Single colour painted walls with white MDF skirtings and architraves

EXTERNAL

- Composite front door
- PVC-U windows, fascia and soffit

GARAGE

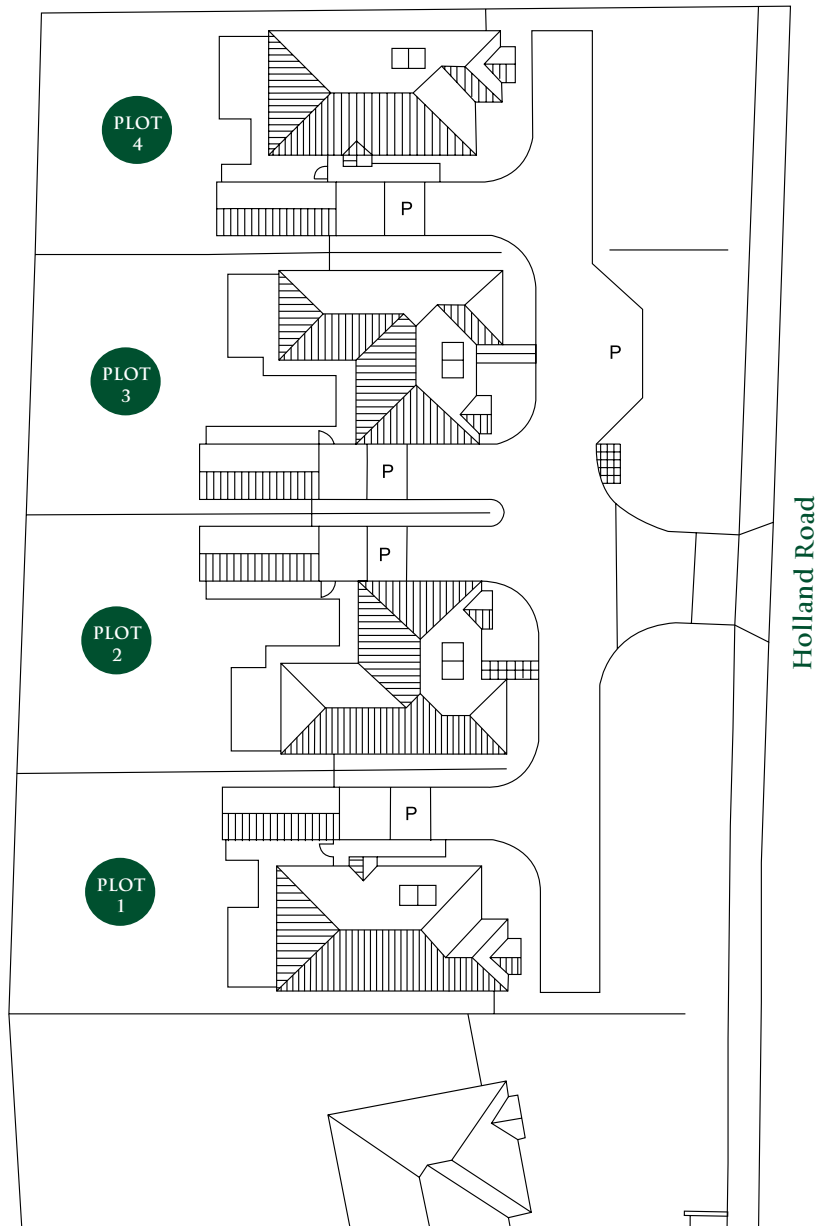
- Sectional garage door with automatic opening/closing UPVC personnel door with power and light
- Gardens
- Turfed front and rear garden with slabbed patio area

WARRANTY

- 10 year NHBC warranty

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SITE PLAN



The information contained within these sales particulars should not be relied upon as statements or representation of fact. Prospective purchasers should note that any elevations, room sizes / layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Any specification shown is correct at the time of printing. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey.



Plots 1 & (4 Handed Version)

Lounge	5.24m x 3.66m (17'3 x 12'11)
Kitchen	4m x 2.76m (13'2 x 9'11)
Bedroom One	3.66m x 3.66m (12'11 x 12'11) plus bay recess
En-Suite	2.54m x 1.18m (8'4 x 3'9)
Bedroom Two	3.60m x 2.76m (11'9 x 9'11)
Bedroom Three	2.78m x 2.75m (9'2 x 9'1)
Bathroom	2.36m x 1.54m (7'8 x 5'10)
Garage	7m x 3m (22'11 x 9'9)

Please note dimensions are rounded and may alter slightly during the construction process.

PLOTS 2 & 3



Plots 2 & (3 Handed Version)

Lounge	4.96m x 4.15m	(16'4 x 13'7)
Kitchen	4.72m x 3.12m	(15'6 x 10'3)
Bedroom One	4.39m x 3.54m	(14'5 x 11'7)
En-Suite Shower Room	2.66m x 0.93m	(8'8 x 3'10)
Bedroom Two	3.36m x 2.90m	(11'10 x 9'6) plus bay recess
Bedroom Three	3.54m x 2.76m	(11'7 x 9'11)
Bathroom	2.42m x 1.69m	(8' x 5'6)
Garage	7m x 3m	(22'11 x 9'9)

Please note dimensions are rounded and may alter slightly during the construction process.

LITTLE CLACTON VILLAGE



Appointed Selling Agents



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NEW HOMES

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