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MADELEINE GARDENS, GREAT HOLLAND, CO13 0JE

GUIDE PRICE £300,000

** GUIDE PRICE £300,000 - £325,000 | LAST REMAINING PLOT ** A brand new semi-detached bungalow due for completion late 2025. Welcome to Madeleine Gardens, an exceptional new development of 15, two and three bedroom bungalows in the sought after village of Great Holland. *Photos shown are from another plot of the same type.

- Two Bedrooms
- Landscaped Garden
- Final Two Plots
- En-Suite to Master
- High Spec Finish
- Open Plan Living/Kitchen/Dining
- Off-Road Parking
- Village Location

LOCATION

The development is located in the village of Great Holland located between Holland-on-Sea and Kirby Cross. Frinton-on-Sea is approximately 3 miles away and offers a range of amenities, mainline railway station and stunning sandy beaches. Madeleine Gardens is located at the Southern end of Pork Lane close to it's junction with Main Road, the new entrance lies approximately 150m past the turning for Orchard Drive.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN

LOUNGE AREA

15'10 x 15'9 (4.83m x 4.80m)

KITCHEN AREA

11'3 x 9'7 (3.43m x 2.92m)

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

EN-SUITE

11'1 max x 5'11 (3.38m max x 1.80m)

BEDROOM TWO

15'2 x 11'1 (4.62m x 3.38m)

BATHROOM

10'5 x 7'2 (3.18m x 2.18m)

OUTSIDE

FRONT

REAR

Additional Information Clacton

Council Tax Band: TBC (awaiting rating)

Heating: Gas fired underfloor heating
Seller's Position: Chain Free - New Build
Garden Facing: West
Warranty: 10 year structural warranty provided by Advantage
Additional Costs: There will be an annual charge payable towards maintenance of the communal areas of £300 (estimated).

Agents Note Sales

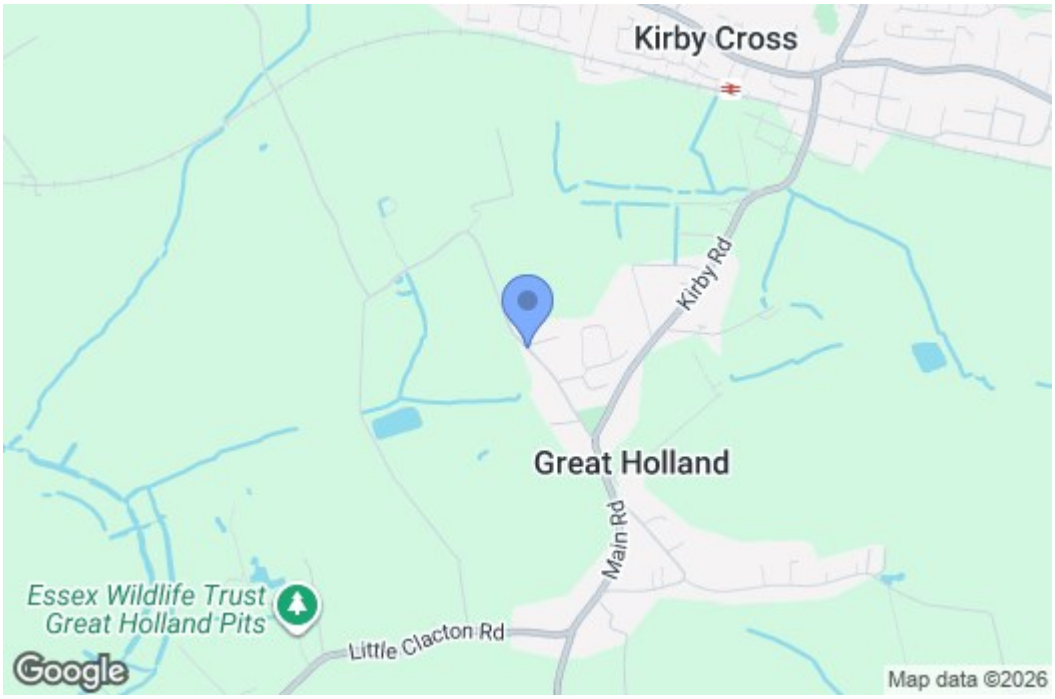
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Some images are computer generated or may be taken from another plot and are provided as a guide only.

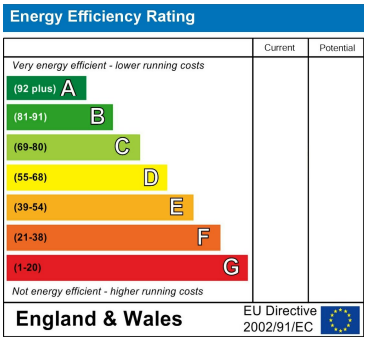
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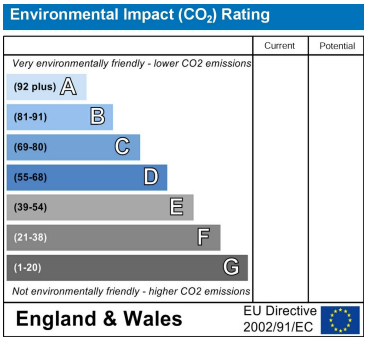
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

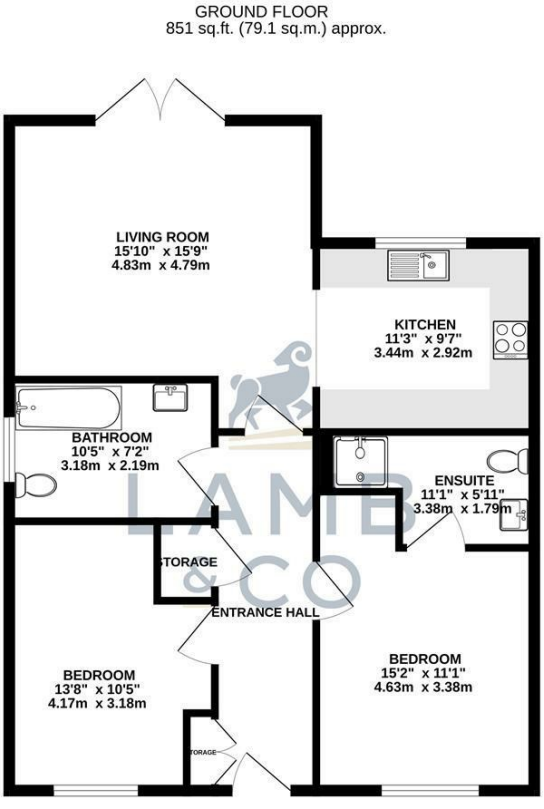


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 851sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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