



## CONNAUGHT ROAD

Weeley Heath, Little Clacton, Essex

**Palmer & Partners**

An attractive collection of just eight quality new-build bungalows in the sought-after location of Weeley Heath, from renowned Southeast Developments.



## WELCOME

The Connaught Road collection comprises eight beautifully-designed new bungalows all enjoying peaceful open-field views to the rear and easy links to the stunning nearby coastline. With each home offering exceptional design and construction standards throughout, well-planned kitchen and living areas that make the most of natural light, hand-selected specifications and integrated garages, this collection is an ideal choice – whether you're a growing family, an active couple or simply looking for a rural retreat with all the modern conveniences only a contemporary new-build home can offer.



When you buy a new build home at Connaught Road a 10 year building warranty is offered through LABC. For more information visit [www.labc.co.uk](http://www.labc.co.uk).



**Palmer & Partners**  
Independent Estate & Letting Agents

All house typology sizes are approximate only. While the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planning and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

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# PLOTS 1 & 8



Computer generated image shows Plots 1 ( Elevations on Plot Eight vary ).

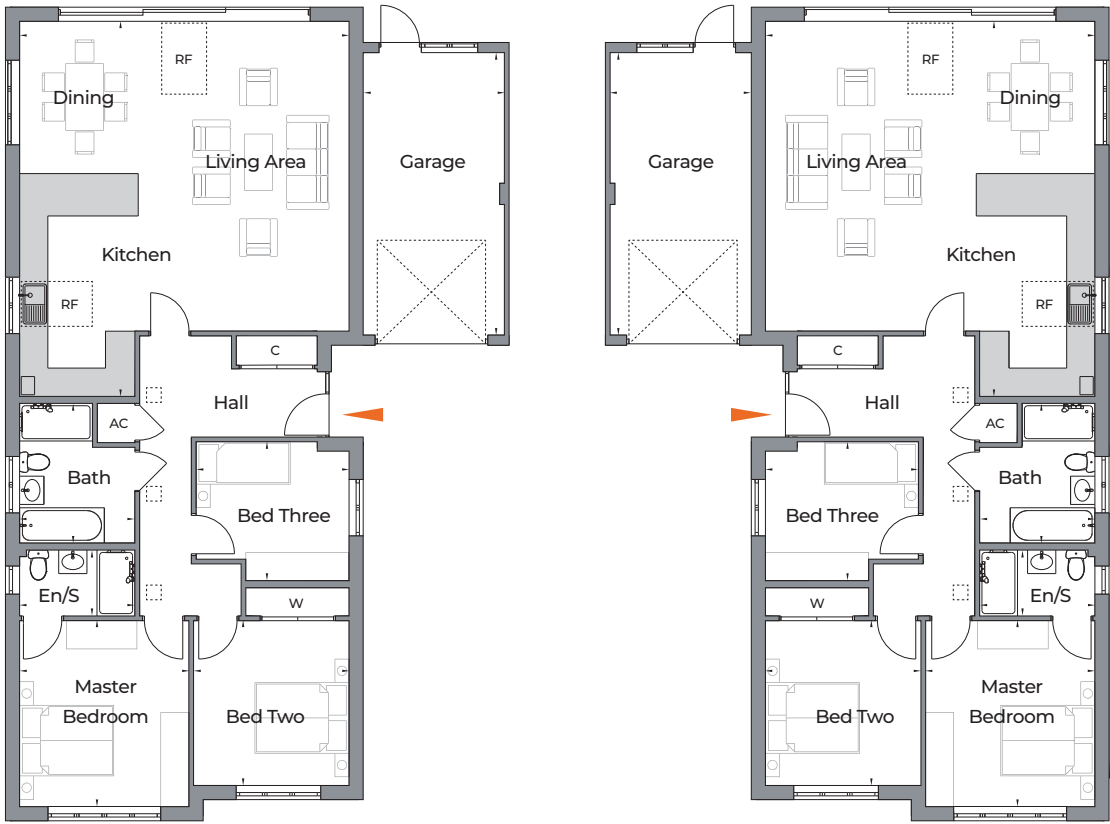
## A detached three bedroom detached bungalow.

Computer generated image is indicative and the materials and surroundings may vary.

### Approx. Measurements

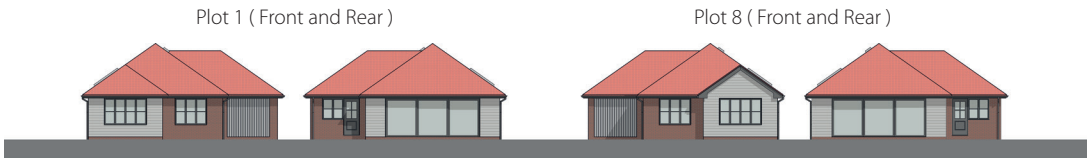
Kitchen / Living	7.965m x 7.000m	26'2" x 23'0"
Master Bedroom	3.950m x 3.600m	13'0" x 11'10"
En-Suite	2.450m x 1.400m	8'0" x 4'7"
Bedroom Two	3.500m x 3.300m	11'6" x 10'10"
Bedroom Three	3.250m x 2.950m	10'8" x 9'8"
Bathroom	2.965m x 2.450m	9'9" x 8'0"
Garage	6.430m x 3.000m	21'1" x 9'10"

# FLOORPLANS



Plot 1.

Plot 8.



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard En En-Suite RF Rooflight Window W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



# PLOTS 2, 3, 4 & 5



Computer generated image shows Plots 2, 3, 4 & 5 from left-to-right.

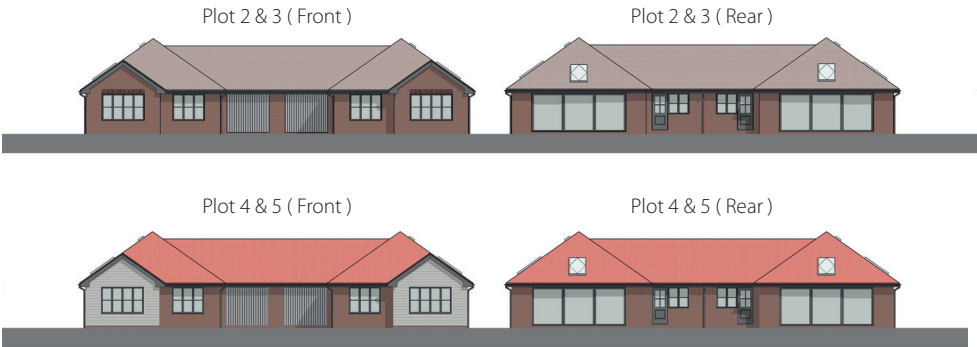
## Attractive three bedroom bungalows.

Computer generated image is indicative and the materials and surroundings may vary.

### Approx. Measurements

Kitchen / Living	7.965m x 7.000m	26'2" x 23'0"
Master Bedroom	3.950m x 3.600m	13'0" x 11'10"
En-Suite	2.450m x 1.400m	8'0" x 4'7"
Bedroom Two	3.500m x 3.300m	11'6" x 10'10"
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# PLOTS 6 & 7



Computer generated image shows Plots 6 & 7 from left-to-right.

## High-quality three bedroom bungalows.

Computer generated image is indicative and the materials and surroundings may vary.

### Approx. Measurements

Kitchen / Living	7.965m x 7.000m	26'2" x 23'0"
Master Bedroom	3.950m x 3.600m	13'0" x 11'10"
En-Suite	2.450m x 1.400m	8'0" x 4'7"
Bedroom Two	3.500m x 3.300m	11'6" x 10'10"
Bedroom Three	3.250m x 2.950m	10'8" x 9'8"
Bathroom	2.965m x 2.450m	9'9" x 8'0"
Garage	6.430m x 3.000m	21'1" x 9'10"

# FLOORPLANS



Plot 6 & 7 ( Front )

Plot 6 & 7 ( Rear )



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard En En-Suite RF Rooflight Window W Wardrobe

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# The Specification.

Specification correct as intended at the time of going to print.  
Interior images are from previous developments.



## Kitchens.

- Professionally designed stylish colonial kitchens.
- High quality solid worktops and matching up-stands.
- A range of quality Neff appliances will be fitted including :
  - Gas hob and extractor hood
  - Integrated low-frost fridge / freezer
  - Integrated dishwasher
  - Integrated washer / dryer
  - Integrated wine cooler
- Kitchen floors will be ceramic tiled.

## Heating.

- A gas based central heating system will be installed to each home.

## Electrics and Communication.

- Mains-operated smoke detectors interconnected with battery back-up and battery-operated carbon monoxide alarms to rooms with gas appliances.
- Pendant ceiling lights will be provided throughout with recessed LED downlights in kitchens, bathrooms and en-suites.
- An ample number of power points will be installed throughout each home with television points to living areas, kitchens and most bedrooms.
- Cabling is provided to loft for any future installation of home owner's own aerial / satellite dish and British Telecom points will be supplied to each home.

## Wall and Floor Finishes.

- Ceilings will have a smooth plastered finish and will be painted in brilliant white.
- Walls will be painted in neutral colours.
- Carpets to halls, living areas and bedrooms.

## Bathroom and En-suites.

- Contemporary white Roca sanitaryware with chrome plated brassware.
- Porcelanosa ceramic wall tiles – baths and en-suites will have half tiled walls and full height tiling in shower areas.
- Hand held shower over any baths.
- Stylish towel rails fitted in these rooms.
- Shaver socket to en-suites ( Optional upgrade ).
- Floors will be ceramic tiled.

## Windows, Doors and Joinery.

- UPVC double glazed windows and external doors.
- Front doors to have stylish chrome ironmongery and multipoint locking system.
- Internal doors, architraves and skirting will be white painted as standard.

## External Details.

- Rear gardens will have a patio area and matching footpaths. All gardens will be turfed in accordance with landscaping plans.



Weeley Heath is a picturesque village surrounded by open-fields – with everything you need within reach and superb travel links to town and coast a stone's throw away.



# LOCAL AREA

Set in an exceptional semi-rural location, between the vibrant towns of Colchester and Clacton-on-Sea – two of Essex's most popular regional hubs – Weeley Heath is an idyllic setting offering fantastic opportunities, a variety of local amenities, and an array of places to enjoy. It is a charming and upmarket setting, but beneath the calm of this quintessential village there is a thriving community that you will love to be a part of.

For essentials, a convenience store is within easy reach, and for opportunities to socialise with friends and family there are a variety of eateries and pubs nearby, all offering good quality food and drinks in friendly environments. There is a Village Hall which hosts a range social events – and Weeley also boasts its own railway station with services to Colchester in half an hour, the City of Chelmsford in an hour – and Central London in just 90 minutes.

For a wider choice of shops and offerings, Clacton, Frinton and Colchester – 4, 7 and 12 miles away respectively – are home to a larger selection modern supermarkets, high street brands, independent boutiques, fashionable coffee shops and a mix of restaurants, eateries and entrainment opportunities.





## Connaught Road, Weeley Heath, Little Clacton, Clacton-on-Sea CO16 9EL

Superbly located for access to the A133, A120 and A12, as well as the regions rail network which offers good connections to London Liverpool Street, Weeley Heath is the perfect base from which to explore the Tendring Peninsula, the 'Sunshine Coastline' and everything that Essex and Suffolk have to offer.

### What's Around You.

Clacton-on-Sea	4 Miles
Frinton-on-Sea	7 Miles
Brightlingsea	8 Miles
Wivenhoe	10 Miles
Manningtree	11 Miles
Colchester	12 Miles
Dedham	14 Miles

### Rail Connections.

Weeley Station [ WEE ]	1.5 miles from home
Colchester [ COL ]	31 Minutes
Chelmsford [ CHM ]	60 Minutes
Brentwood [ BRE ]	76 Minutes
Shenfield / Crossrail [ SNF ]	77 Minutes
Stratford (London) [ SRA ]	84 Minutes
London Liverpool Street [ LST ]	94 Minutes

# Palmer & Partners 01255 444384

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