



LADY NELSON GARDENS



— THORPE-LE-SOKEN —



Burfoot Homes
building superior homes

WELCOME TO LADY NELSON GARDENS

Lady Nelson Gardens is a graceful collection of traditionally styled new homes, relishing a high specification internally and externally, consequentially creating homes that stand the test of time.

Each plot is extremely generous, giving substantial driveways and extensive gardens being unique from the average house builder.

The development is situated alongside English Heritage Listed Gardens of the former Thorpe Hall. Thorpe Hall was demolished and rebuilt as the Lifehouse Spa & Hotel. The gardens of Thorpe Hall are a true treasure and were formerly used as a Lady Nelson convalescent home for employees of English Electric. A magical mix of lakes, pools, rock gardens, wild grass areas, rose gardens, sunken gardens, a summer house and lots of places to relax.

Lady Nelson Gardens is one of Tendring's most desired new neighbourhoods offering a superb collection of 3, 4 & 5 bedroom homes over 2 storeys. Being situated within an established oak tree lined development, nestled within the rolling countryside, this exciting new community is expertly designed for contemporary living.



VILLAGE LIVING

Thorpe-le-Soken dates from Saxon times and has a number of historic houses and buildings providing the village with a character distinct from Frinton, Clacton and Walton which developed as seaside resorts. Much of the village has changed relatively little over the last hundred years and the main street is particularly familiar.

Thorpe-le-Soken has a pre-school, Rolph C of E Primary, and Tendring College campus for 11-14s, with the 14-18s campus in Frinton. The Frinton and Walton Pool, and Clacton Leisure Centre offer swimming, racquet sports, and school holiday programmes. For adults Thorpe-le-Soken's Country Fit Gym hosts activities from Indoor Cycling to FitSteps® Latin and Ballroom fused with fitness moves.

Neighbouring Lifehouse Hotel & Spa - Enter a world of complete serenity in an adults-only oasis — the perfect place for some well-deserved pampering and relaxation. Lifehouse Spa & Hotel is a contemporary award-winning spa nestled within 12 acres of peaceful English Heritage Listed Gardens, offering luxury treatments, and fine dining.

Vast dining options along Thorpe-le-Soken high street include The Bell Inn which has been awarded two AA Rosettes for culinary excellence, and is now officially considered an AA four-star establishment. The facility, which serves up breakfasts, lunches, snacks, and evening meals, has also just been

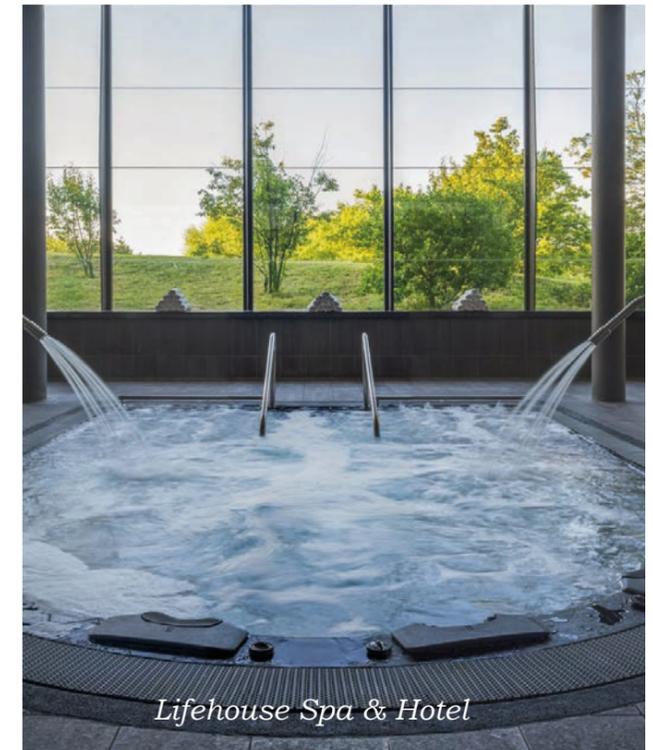
named as Trip Advisor's Travellers' Choice Best of the Best winner with magnificent open fireplace and south-facing terrace. Alternatively enjoy a cocktail at Harry's Bar and Restaurant or a wholesome meal at the highly regarded Rose and Crown restaurant. You will find Tesco Express and hair salons, pharmacy and local stores in Thorpe-le-Soken, with wider shopping, including Morrisons, Asda and Sainsburys, in Clacton. Village groups range from toddler sessions to choir singing, with Thorpe Sports and Social Club being an entertainment and social hub.

Explore the area all-year-round, with a short scenic walk to Thorpe Hall Gardens with its spring snowdrops, summer scents and winter wonderland with frozen lake, to the glorious seafront gardens, golden sands, and high-summer's Carnival and Airshow in Clacton. Golfers will find a links course at Frinton Golf Club, rated 11th in a Top 100 list and at Clacton-on-Sea for some of the county's finest greens. The coast and birdlife are of global importance - head to Hamford Water Nature Reserve or to Horsey Island at low-tide across The Wade from Kirby-le-Soken to feel away from it all.

Yet with Thorpe-le-Soken trains direct to London Liverpool Street in 1h 18 minutes, city connectivity is never compromised with a 12 minute walk from the development. The B1033 and B1414 cross in the village, the A133 links to the A120 and A12, Ipswich is 26 miles, and Stansted 50 miles.



Thorpe-le-Soken Village



Lifehouse Spa & Hotel



Thorpe Hall Garden



The Bell Inn



Thorpe-le-Soken sunset

YOUR NEXT HOME



- | | | | |
|---|---|---|--|
|  | THE CHURCHILL
3 Bedroom Home |  | THE MANOR
4 Bedroom Home |
|  | THE CORINTHIAN
3 Bedroom Home |  | THE BELVEDERE
4 Bedroom Home |
|  | THE REGENCY
4 Bedroom Home |  | THE GEORGIAN
5 Bedroom Home |
|  | THE GABLES
4 Bedroom Home |  | THE GRANDEUR
5 Bedroom Home |
| | |  | THE STATESMAN
5 Bedroom Home |





The Manor Kitchen



The Georgian Lounge

These fantastic new homes have been designed with an exceptional eye for detail, combining a contemporary yet homely feel, which is perfect for modern living.



The Statesman Kitchen

With a commitment to building homes of the highest quality to meet all your needs, all the homes at Lady Nelson Gardens are finished to the highest of standards.

Each home is thoughtfully designed to enjoy modern living with beautiful open plan spacious rooms that exude style and sophistication. You can also expect 'Fibre to the Home' fibre optic broadband, burgular alarm systems and Sky Q wiring provision for all your technology needs.

Contemporary bathroom suites and kitchen units complete our high specification finish.

GOLD COLLECTION

3 & 4 Bedroom Homes



THE CHURCHILL
3 Bedroom Home
Plots 20, 21



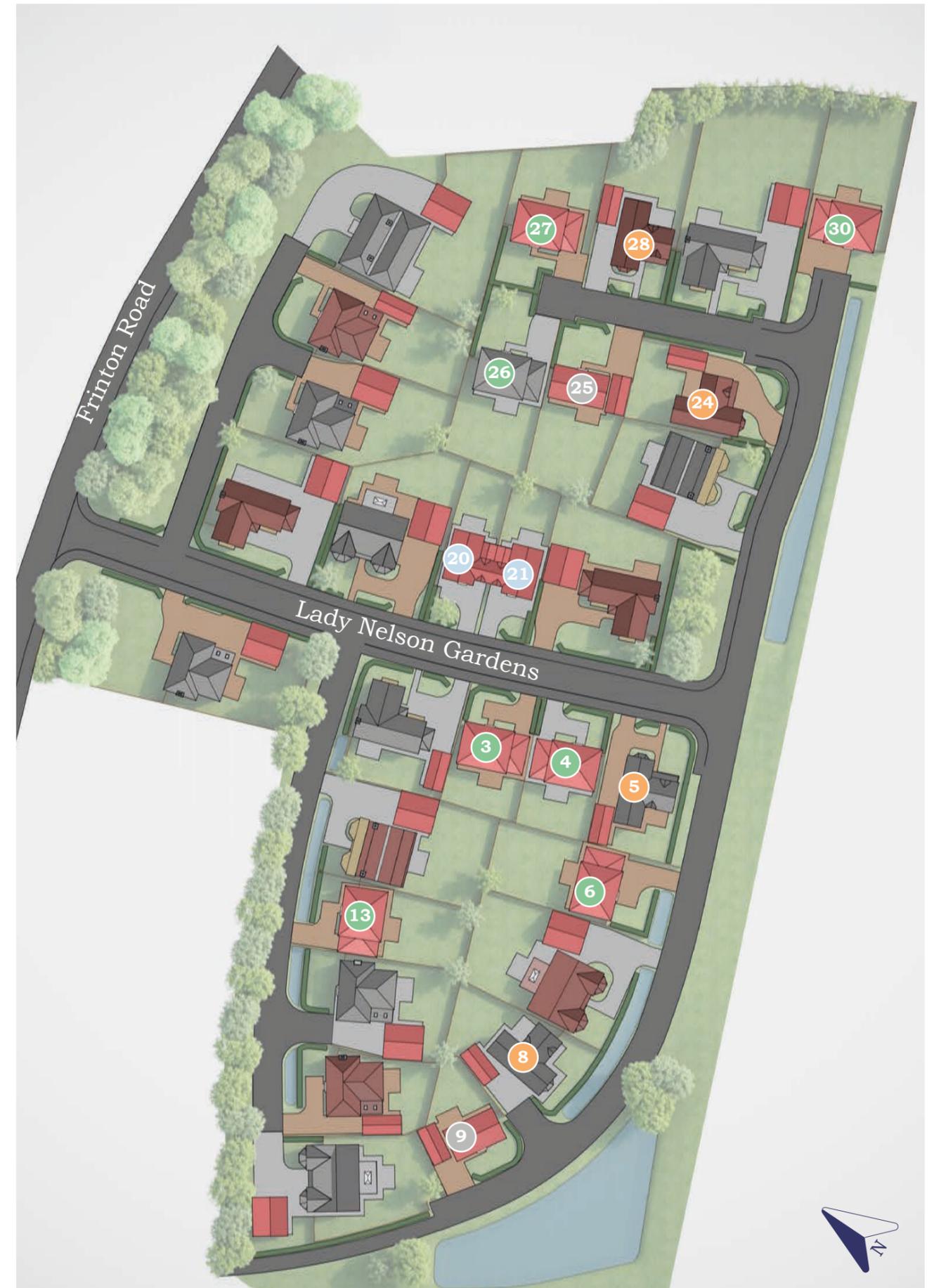
THE CORINTHIAN
3 Bedroom Home
Plots 9, 25



THE REGENCY
4 Bedroom Home
Plots 3, 4, 6, 13, 26, 27, 30



THE GABLES
4 Bedroom Home
Plots 5, 8, 24, 28



THE CHURCHILL

Plots 20, 21 - 3 Bedroom Home



Computer Generated Image of The Churchill

Ground Floor

Kitchen	3.9m x 2.9m	12'8" x 9'5"
Dining/Living	5.1m x 5.1m	16'7" x 16'7"
Single Garage	6.9m x 3.0m	22'6" x 9'8"

First Floor

Master Bedroom	4.4m x 3.0m	14'4" x 9'8"
En-suite	3.0m x 1.6m	9'8" x 5'3"
Dressing Room	3.0m x 1.7m	9'8" x 5'6"
Bedroom 2	3.1m x 2.4m	10'2" x 7'9"
Bedroom 3	3.1m x 2.6m	10'2" x 8'5"
Bathroom	2.6m x 2.1m	8'5" x 6'9"



Total internal floor space 104 sq m (1120 sq ft)

THE CORINTHIAN

Plots 9, 25 - 3 Bedroom Home



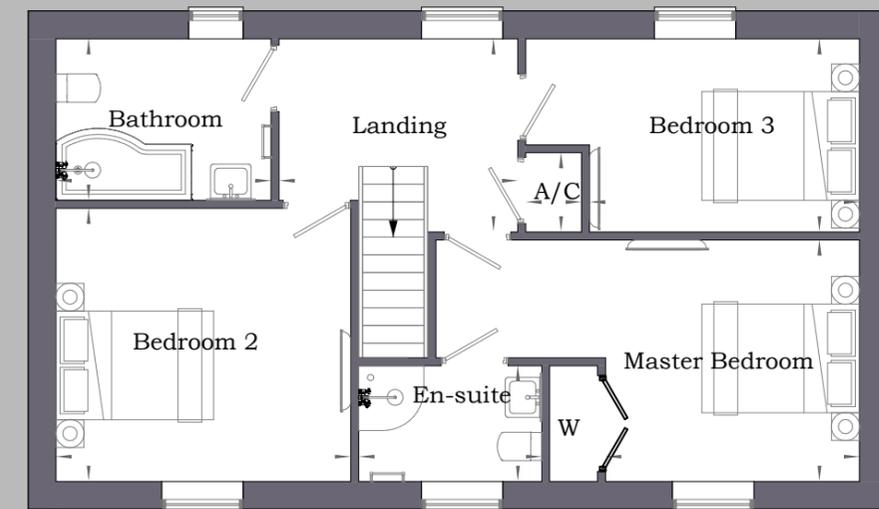
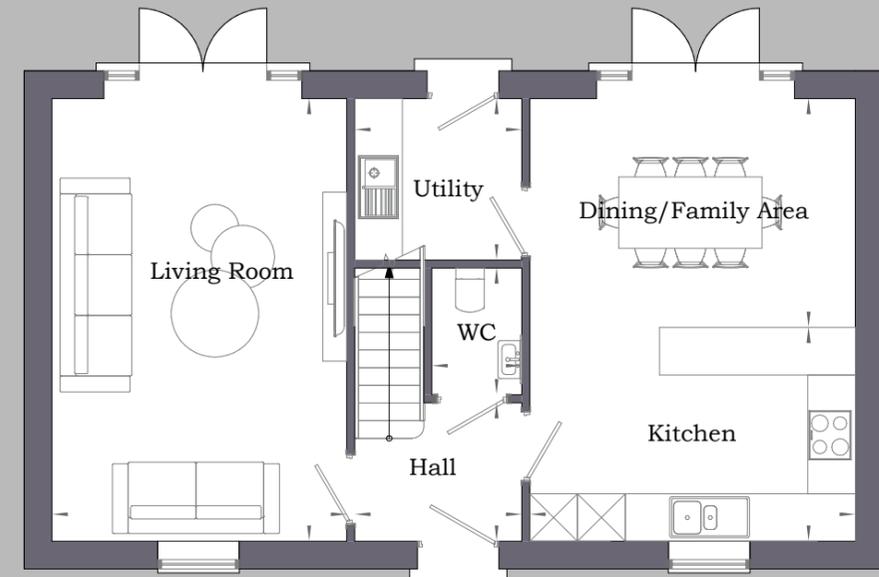
Computer Generated Image of The Corinthian

Ground Floor

Kitchen	4.1m x 2.7m	13'5" x 8'8"
Dining/Family	4.1m x 2.9m	13'5" x 9'5"
Living Room	5.6m x 3.7m	18'4" x 12'1"
Utility	2.1m x 2.0m	6'9" x 6'6"
Single Garage	6.9m x 3.0m	22'8" x 9'1"

First Floor

Master Bedroom	3.2m x 3.1m	10'5" x 10'2"
En-suite	2.3m x 1.5m	7'6" x 4'9"
Bedroom 2	3.7m x 3.5m	12'2" x 11'5"
Bedroom 3	3.4m x 2.4m	11'2" x 7'9"
Bathroom	2.7m x 2.0m	8'9" x 6'6"



Total internal floor space 110 sq m (1180 sq ft)

THE REGENCY

Plots 3, 4, 6, 13, 26, 27, 30 - 4 Bedroom Home



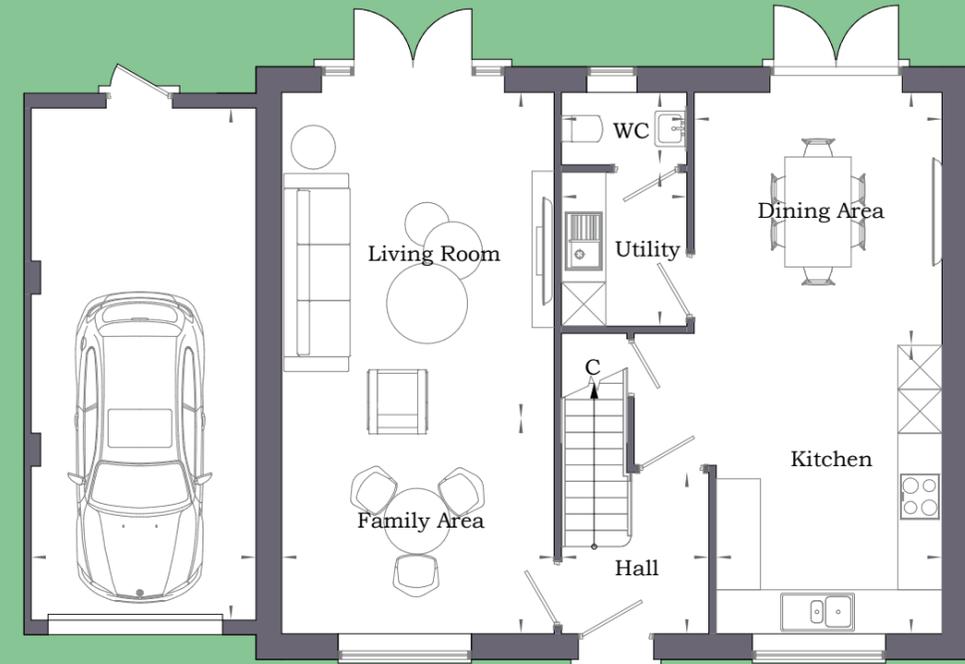
Computer Generated Image of The Regency

Ground Floor

Kitchen	3.9m x 3.1m	12'8" x 10'2"
Family Area	3.7m x 2.9m	12'2" x 9'5"
Dining Area	3.5m x 3.4m	11'5" x 11'2"
Living Room	4.5m x 3.7m	14'8" x 12'1"
Utility	2.1m x 1.7m	6'8" x 5'6"
Single Garage	7.0m x 3.0m	22'1" x 9'1"

First Floor

Master Bedroom	3.7m x 3.5m	12'1" x 11'5"
En-suite	2.1m x 2.0m	6'9" x 6'6"
Bedroom 2	3.7m x 3.0m	12'1" x 9'8"
Bedroom 3	3.2m x 3.1m	10'5" x 10'2"
Bedroom 4	3.1m x 2.3m	10'2" x 7'6"
Bathroom	3.1m x 1.7m	10'2" x 5'6"



Total internal floor space 134 sq m (1450 sq ft)

THE GABLES

Plots 5, 8, 24, 28 - 4 Bedroom Home

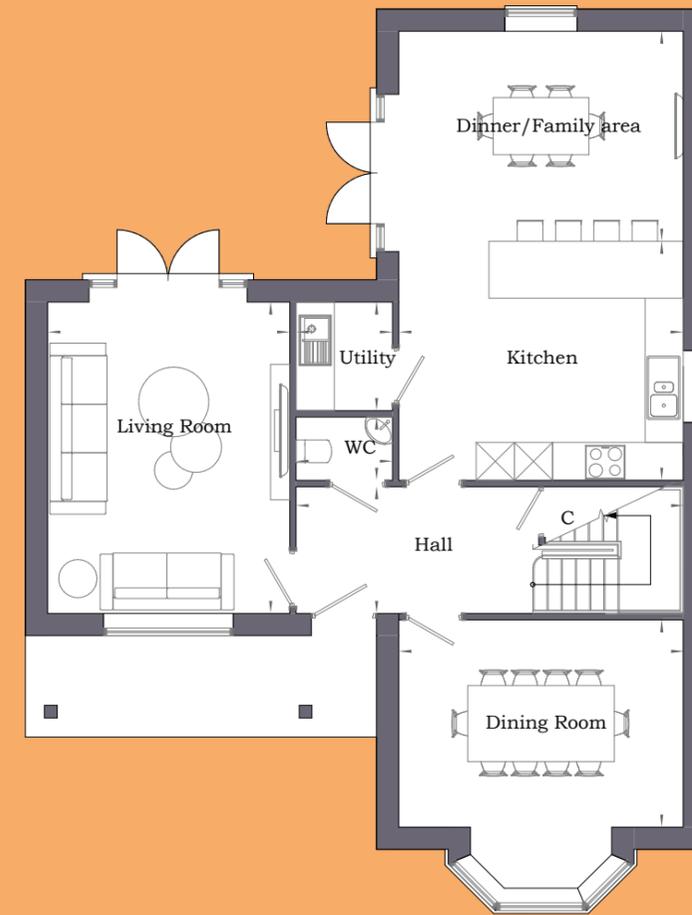


Ground Floor

Kitchen	4.5m x 3.8m	14'8" x 12'5"
Family Room	4.5m x 3.3m	14'7" x 10'8"
Living Room	4.9m x 3.8m	16'1" x 12'5"
Dining Room	4.5m x 3.3m	14'8" x 10'8"
Utility	1.5m x 1.7m	4'9" x 5'6"
Single Garage	6.9m x 3.0m	22'8" x 9'1"

First Floor

Master Bedroom	4.5m x 3.7m	14'8" x 12'1"
En-suite	2.6m x 1.2m	8'5" x 3'9"
Bedroom 2	3.6m x 3.1m	11'8" x 10'2"
En-suite	3.1m x 1.2m	10'2" x 3'9"
Bedroom 3	4.5m x 3.3m	14'8" x 10'8"
Bedroom 4	3.1m x 3.0m	10'2" x 9'8"
Bathroom	2.8m x 1.9m	9'2" x 6'2"



Total internal floor space 170 sq m (1830 sq ft)

GOLD SPECIFICATION

The Churchill, The Corinthian, The Regency, The Gables



KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of laminate worktops and matching upstands, selected from an extensive range of finishes and styles* (Laminate worktops and upstands in utility room excluding Churchill*)
- Integrated breakfast bar (only on the Gables)
- UPVC French doors to kitchen leading to garden
- Bosch 4 burner gas or ceramic hob*
- Coloured glass splashback*
- Bosch single integrated ovens within tower unit
- Bosch Extractor hood with light
- AEG Integrated dishwasher
- AEG Integrated fridge freezer
- Single bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer drier in utility area. (Churchill benefits from an integrated washing machine)
- Soft-close drawers and doors including cutlery tray

BATHROOM, EN SUITE & CLOAKROOM

- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suites and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- 'P' shaped bath with shower and glass screen

ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

SPACE & WATER HEATING

- High efficiency 'Ideal' gas boilers, with a pressurised water storage cylinder with immersion backup
- White radiators with individual thermostatic radiator valve controls

CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data points
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen or kitchen/dining/family room
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (2x front & 1x rear)
- External driveway bollard light (excluding plot 3,4,5,20,21)
- Doorbell to front door
- External tap to rear garden
- Numeral plaque to front aspect
- Paved slabs to entrance paths and patios to rear
- Block paved driveway and extensive parking areas
- Cultivated turf to front and rear gardens
- Planting to front gardens (as site layout plan)
- Side access gate
- Feather edge fencing with concrete post and gravel board

INTERNAL FINISHES

- Choice of carpets throughout*
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Natural Oak handrail to staircase with white painted spindles
- Chrome electrical switches and sockets to kitchen at above kitchen work surface. White switches and sockets throughout the remainder of house
- Oak internal doors with high quality chrome ironmongery
- Wardrobe to master bedroom and Bed 2 (Excludes The Churchill) with shelf, hanging rail (The Churchill benefits from a dressing room)
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light

GARAGE

- Large Detached single garage (full sized) (The Churchill & The Regency has an Integral garage)
- Black Weatherboarded (Excluding - The Churchill & The Regency)
- Black up and over doors
- Personnel door (UPVC)
- Power points and lighting
- Wiring provision for future electric car charging point

**Subject to reservation timing/build programme*

The specifications listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty. For details visit www.nhbc.co.uk



PLATINUM COLLECTION

4 & 5 Bedroom Homes



THE MANOR
4 Bedroom Home
Plots 7, 10, 19



THE BELVEDERE
4 Bedroom Home
Plots 2, 15, 22, 29



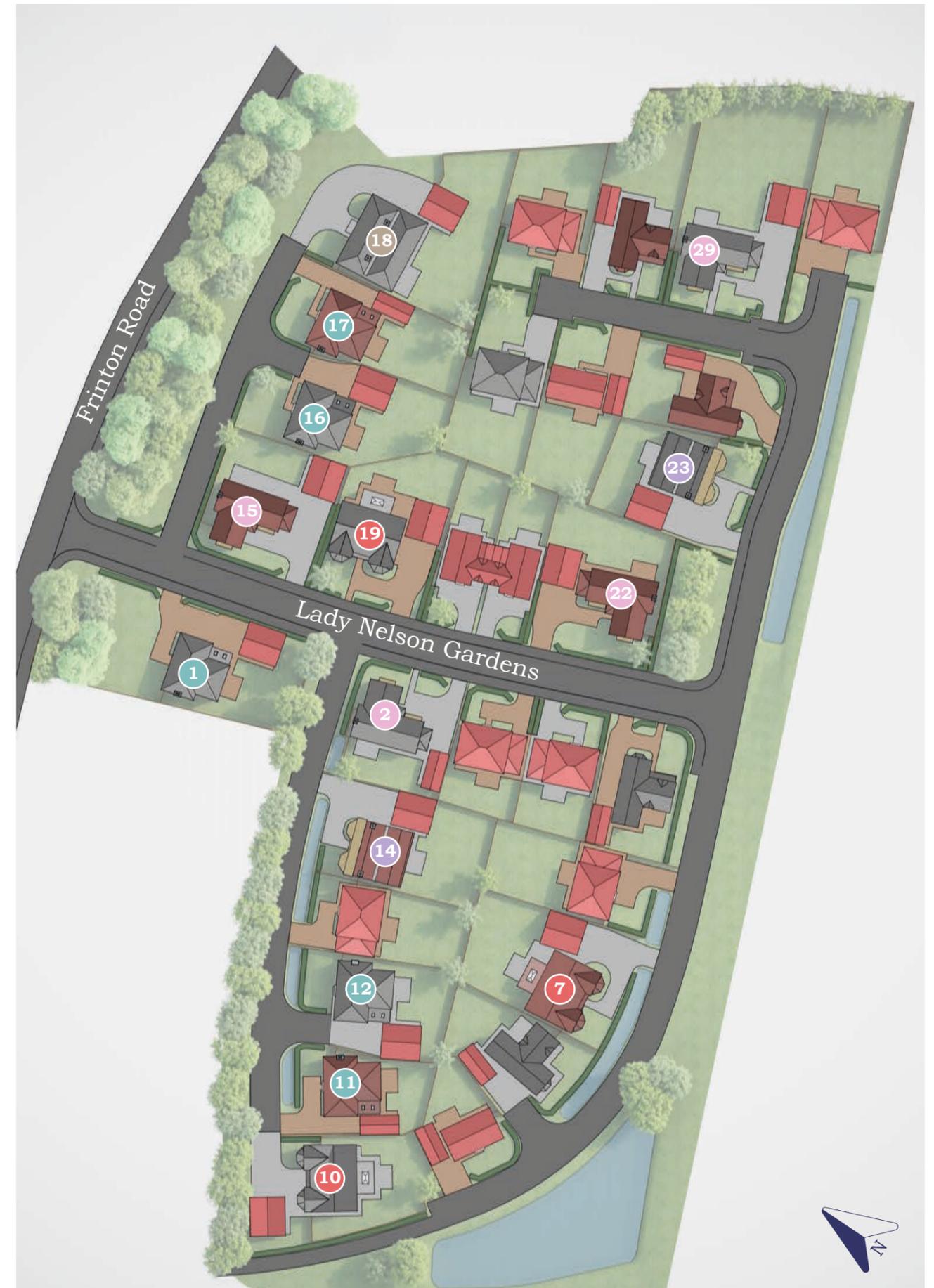
THE GEORGIAN
5 Bedroom Home
Plots 14, 23



THE GRANDEUR
5 Bedroom Home
Plot 18



THE STATESMAN
5 Bedroom Home
Plots 1, 11, 12, 16, 17



THE MANOR

Plots 7, 10, 19 - 4 Bedroom Home



Computer Generated Image of The Manor

Ground Floor

Kitchen	4.4m x 3.6m	14'4" x 11'8"
Garden Room	5.7m x 3.8m	18'7" x 12'5"
Family Area	7.8m x 3.6m	25'6" x 11'8"
Living Room	5.5m x 3.8m	18'0" x 12'5"
Dining Room	3.8m x 3.4m	12'5" x 11'2"
Utility	2.7m x 2.0m	8'9" x 6'6"
Double Garage	6.9m x 6.0m	22'8" x 19'8"

First Floor

Master Bedroom	5.6m x 3.8m	18'4" x 12'5"
En-suite	3.6m x 1.4m	11'8" x 4'6"
Dressing Room	3.6m x 1.5m	11'8" x 4'9"
Bedroom 2	3.8m x 3.6m	12'5" x 11'8"
En-suite	2.5m x 1.2m	8'2" x 3'9"
Bedroom 3	3.8m x 3.5m	12'5" x 11'5"
Bedroom 4	3.8m x 3.5m	12'5" x 11'5"
Bathroom	2.8m x 1.9m	9'2" x 6'2"



Total internal floor space 244 sq m (2630 sq ft)

THE BELVEDERE

Plots 2, 15, 22, 29 - 4 Bedroom Home



Computer Generated Image of The Belvedere

Ground Floor

Kitchen	3.9m x 3.5m	12'8" x 11'5"
Dinner	3.9m x 1.9m	12'8" x 6'2"
Office/Family	3.7m x 2.7m	12'1" x 8'9"
Living Room	5.4m x 4.5m	17'7" x 14'8"
Dining Room	5.4m x 3.7m	17'7" x 12'1"
Utility	3.8m x 1.9m	12'5" x 6'2"
Single Garage (Plot 2)	6.9m x 3.0m	22'8" x 9'1"
Double Garage (Plots 15, 22, 29)	6.9m x 6.0m	22'8" x 19'8"

First Floor

Master Bedroom	4.2m x 3.8m	13'8" x 12'5"
En-suite	2.1m x 1.9m	6'9" x 6'2"
Dressing Room	3.4m x 1.5m	11'2" x 4'9"
Bedroom 2	5.4m x 3.5m	17'7" x 11'5"
En-suite	1.9m x 1.9m	6'2" x 6'2"
Bedroom 3	3.9m x 3.5m	12'8" x 11'5"
Bedroom 4	4.0m x 2.7m	13'1" x 8'8"
Bathroom	2.8m x 1.8m	9'2" x 5'9"



Total internal floor space 204 sq m (2200 sq ft)

THE GEORGIAN

Plots 14, 23 - 5 Bedroom Home



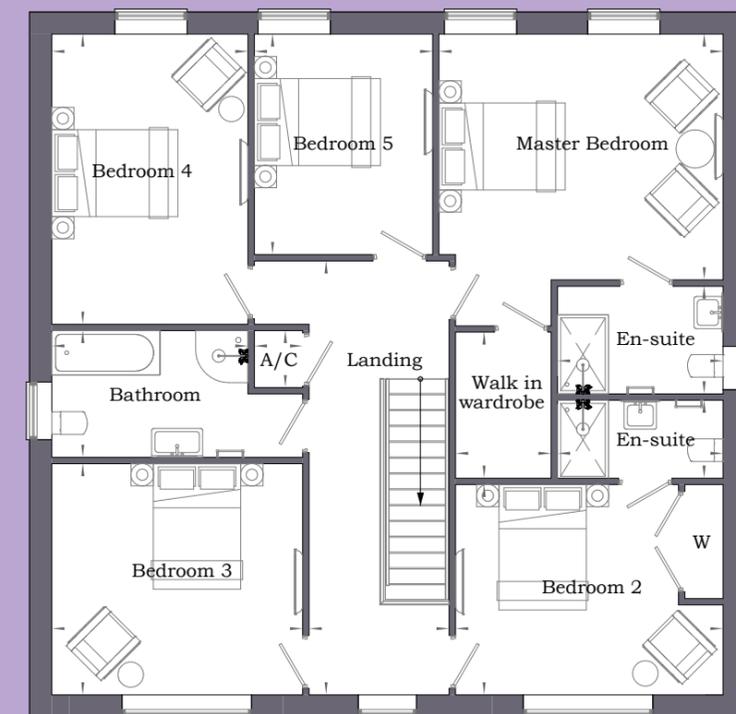
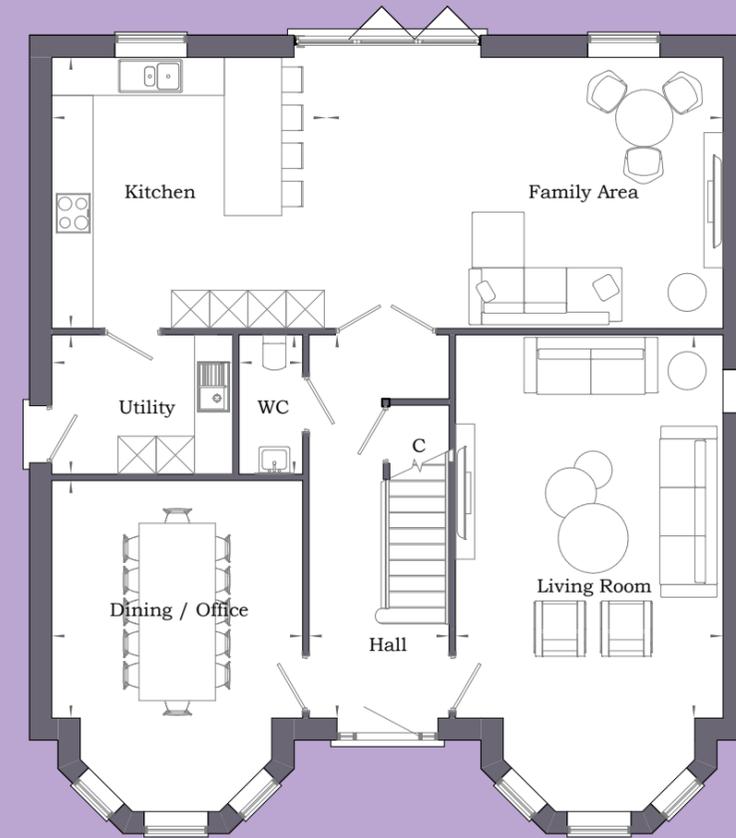
Computer Generated Image of The Georgian

Ground Floor

Kitchen	4.3m x 4.3m	14'1" x 14'1"
Family Area	6.2m x 4.3m	20'3" x 14'1"
Dining/Office	3.9m x 3.8m	12'8" x 12'5"
Living Room	6.1m x 4.2m	20'0" x 13'8"
Utility	2.8m x 2.2m	9'2" x 7'2"
Double Garage	6.9m x 6.0m	22'8" x 19'8"

First Floor

Master Bedroom	4.5m x 3.9m	14'8" x 12'8"
En-suite	2.6m x 1.7m	8'5" x 5'6"
Walk in wardrobe	2.3m x 1.5m	7'6" x 4'9"
Bedroom 2	4.2m x 3.3m	13'8" x 10'8"
En-suite	2.6m x 1.2m	8'5" x 3'9"
Bedroom 3	3.9m x 3.7m	12'8" x 12'1"
Bedroom 4	4.6m x 3.1m	15'1" x 10'2"
Bedroom 5	3.5m x 2.8m	11'5" x 9'2"
Bathroom	3.1m x 2.0m	10'2" x 6'6"



Total internal floor space 232 sq m (2500 sq ft)

THE GRANDEUR

Plot 18 - 5 Bedroom Home



Computer Generated Image of The Grandeur

Ground Floor

Kitchen	4.7m x 3.6m	15'42" x 11'81"
Family Area	5.1m x 4.7m	16'73" x 15'42"
Dining Area	5.6m x 4.1m	18'37" x 13'45"
Living Room	6.1m x 5.6m	20'01" x 18'37"
Utility	5.6m x 2.3m	18'37" x 7'55"
Office/Snug	5.6m x 3.0m	18'37" x 9'84"
Double Garage	6.9m x 6.0m	22'8" x 19'8"

First Floor

Master Bedroom	5.6m x 5.1m	18'37" x 16'73"
En-suite	2.6m x 2.8m	8'53" x 9'19"
Dressing Room	2.8m x 2.1m	9'19" x 6'89"
Bedroom 2	4.3m x 3.7m	14'11" x 12'14"
En-suite	2.6m x 1.2m	8'53" x 3'94"
Bedroom 3	4.3m x 3.8m	14'11" x 12'47"
En-suite	2.7m x 1.2m	8'86" x 3'94"
Bedroom 4	5.6m x 3.6m	18'37" x 11'81"
Bedroom 5	5.6m x 3.1m	18'37" x 10'17"
Bathroom	3.0m x 2.4m	9'84" x 7'87"



Total internal floor space 322 sq m (3460 sq ft)

THE STATESMAN

Plots 1, 11, 12, 16, 17 - 5 Bedroom Home



Computer Generated Image of The Statesman

Ground Floor

Kitchen	4.5m x 4.1m	14'8" x 13'5"
Family Area	5.0m x 4.5m	16'4" x 14'7"
Living Room	5.6m x 4.2m	18'4" x 13'8"
Dining	4.3m x 3.5m	14'1" x 11'5"
Utility	3.2m x 2.0m	10'5" x 6'6"
Double Garage <i>(Plots 1, 12, 16)</i>	6.9m x 6.0m	22'8" x 19'8"
Single Garage <i>(Plots 11, 17)</i>	6.9m x 3.0m	22'8" x 9'1"

First Floor

Master Bedroom	4.2m x 3.1m	13'8" x 10'2"
En-suite	2.9m x 1.8m	7'9" x 5'9"
Bedroom 2	4.7m x 2.9m	15'4" x 9'5"
En-suite	2.9m x 1.8m	9'5" x 5'9"
Bedroom 3	4.3m x 2.6m	14'1" x 8'5"
Bedroom 4	3.3m x 3.3m	10'8" x 10'8"
Bedroom 5	3.3m x 3.1m	10'8" x 10'2"
Bathroom	2.7m x 1.7m	8'9" x 5'6"



Total internal floor space 200 sq m (2150 sq ft)

PLATINUM SPECIFICATION

The Manor, The Belvedere, The Georgian, The Grandeur, The Statesman



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building superior homes

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of quartz worktops and matching upstands, selected from an extensive range of finishes and styles* (Laminate worktops and upstands in utility room*)
- Integrated breakfast bar
- Aluminium Bi-fold doors to kitchen leading to garden (excluding Belvedere and Grandeur)
- Bosch 5 burner gas or ceramic hob*
- Quartz (colour to match worktop) or coloured glass splashback*
- Two Bosch single integrated ovens within tower units (The Grandeur benefits from two additional integrated appliances, steam oven/microwave)
- Bosch Extractor hood with light
- AEG Integrated dishwasher
- AEG Integrated fridge freezer (The Grandeur benefits from a separate full height fridge and separate full height freezer tower)
- Single bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine and tumble dryer in utility area
- Soft-close drawers and doors including cutlery tray

BATHROOM, EN SUITE & CLOAKROOM

- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suites and family bathroom
- Illuminated mirror with built in shaver point over basin in bathroom & en suite shower rooms
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Pea shaped bath with shower and glass screen (excluding The Georgian / The Grandeur as benefits from a separate shower enclosure)

ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

SPACE & WATER HEATING

- High efficiency Ideal gas boilers, with a pressurised water storage cylinder with immersion backup Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with mantle and hearth (excluding The Manor, The Georgian)

CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data points
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen or kitchen/dining/family room
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (3x front & 2x rear)
- External driveway bollard light (excluding plot 1,2,19,22)
- Doorbell to front door
- External tap to rear garden
- Numeral plaque to front aspect
- Paved slabs to entrance paths and patios to rear
- Block paved driveway and extensive parking areas
- Cultivated turf to front and rear gardens
- Planting to front gardens (as site layout plan)
- Side access gate
- Feather edge fencing with concrete post and gravel board

INTERNAL FINISHES

- Choice of carpets throughout*
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Natural Oak handrail to staircase with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en suites. White switches and sockets throughout the remainder of house
- Oak internal doors with high quality chrome ironmongery
- Dressing room to master bedroom with shelf, hanging rail and LED light. Bed 2 includes wardrobe with shelf and hanging rail (The Statesmen –Wardrobe only)
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light
- LED downlights to ceilings to entrance hallway and landing

GARAGE

- Large Detached double garage (full sized) (Excluding plot 2,11,17)
- Black Weatherboarded with black up and over doors
- Personnel door
- Power points and lighting
- Wiring provision for future electric car charging point

**Subject to reservation timing/build programme*

The specifications listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

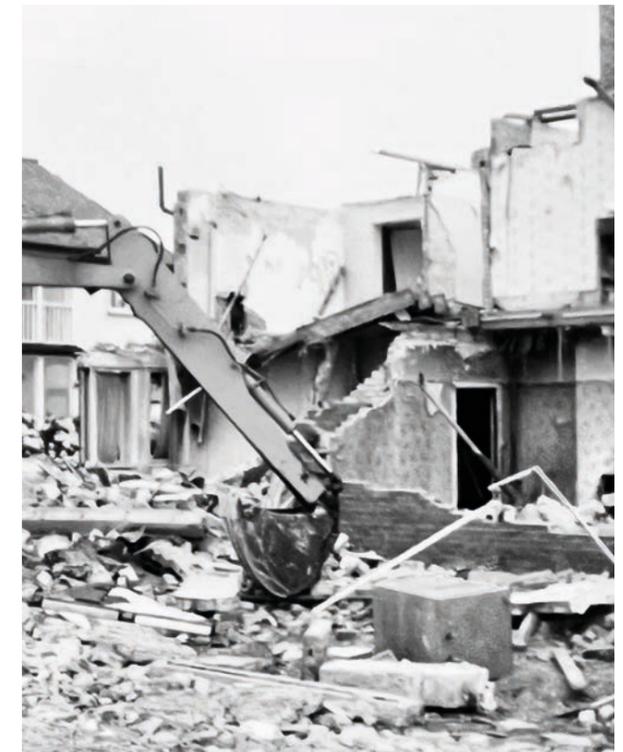
Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty. For details visit www.nhbc.co.uk





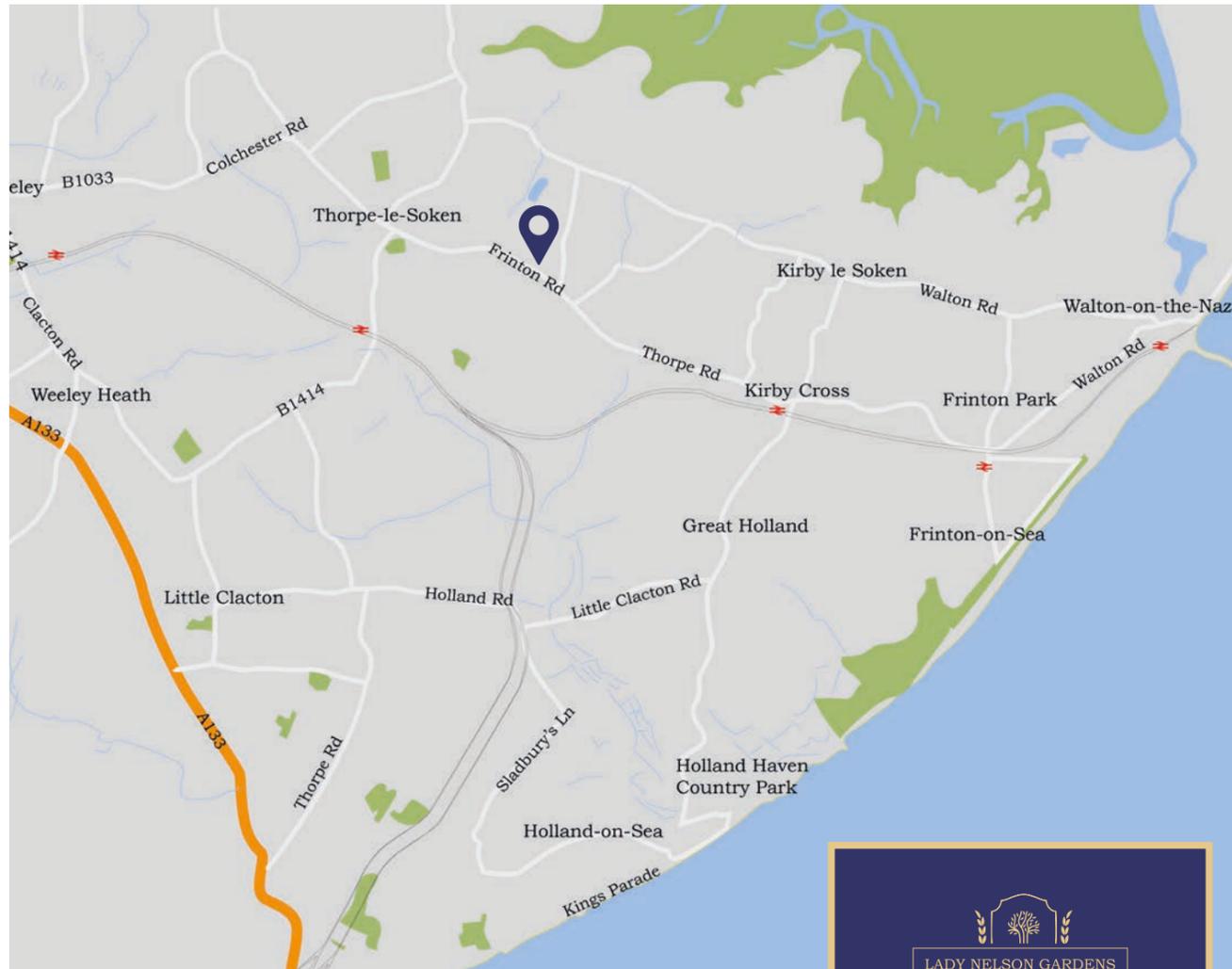
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HOW TO FIND US

Lady Nelson Gardens is nestled along Frinton Road in the village of Thorpe-Le-Soken Essex.



BY CAR - When travelling towards Lady Nelson Gardens from Colchester via car, take the A120 and come off at the Frating turn off. Use the A133 to Weeley and then the B1033 Frinton road which takes you to the development.

BY TRAIN - When travelling from Colchester Town train station, it takes approximately 19 minutes to Thorpe Station which is 1 mile distance from Lady Nelson Gardens.

LADY NELSON GARDENS

FOR SAT NAV

Lady Nelson Gardens
Thorpe-le-Soken
Clacton-on-Sea
CO16 0FG



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