



CROSSWAYS GARDENS

Thorpe Road, Little Clacton
Clacton-on-sea

ROMAN HOMES LLP

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WELCOME TO CROSSWAYS GARDENS

Crossways Gardens is a private development of 21 beautifully designed 3 & 4 bedroom homes nestled in the village of Little Clacton.

Offering tranquil living, each home is finished to the highest standard with stylish fixtures and fittings. You can expect spacious, open plan kitchen diners with separate lounges and en-suites to master bedrooms making the perfect family home.

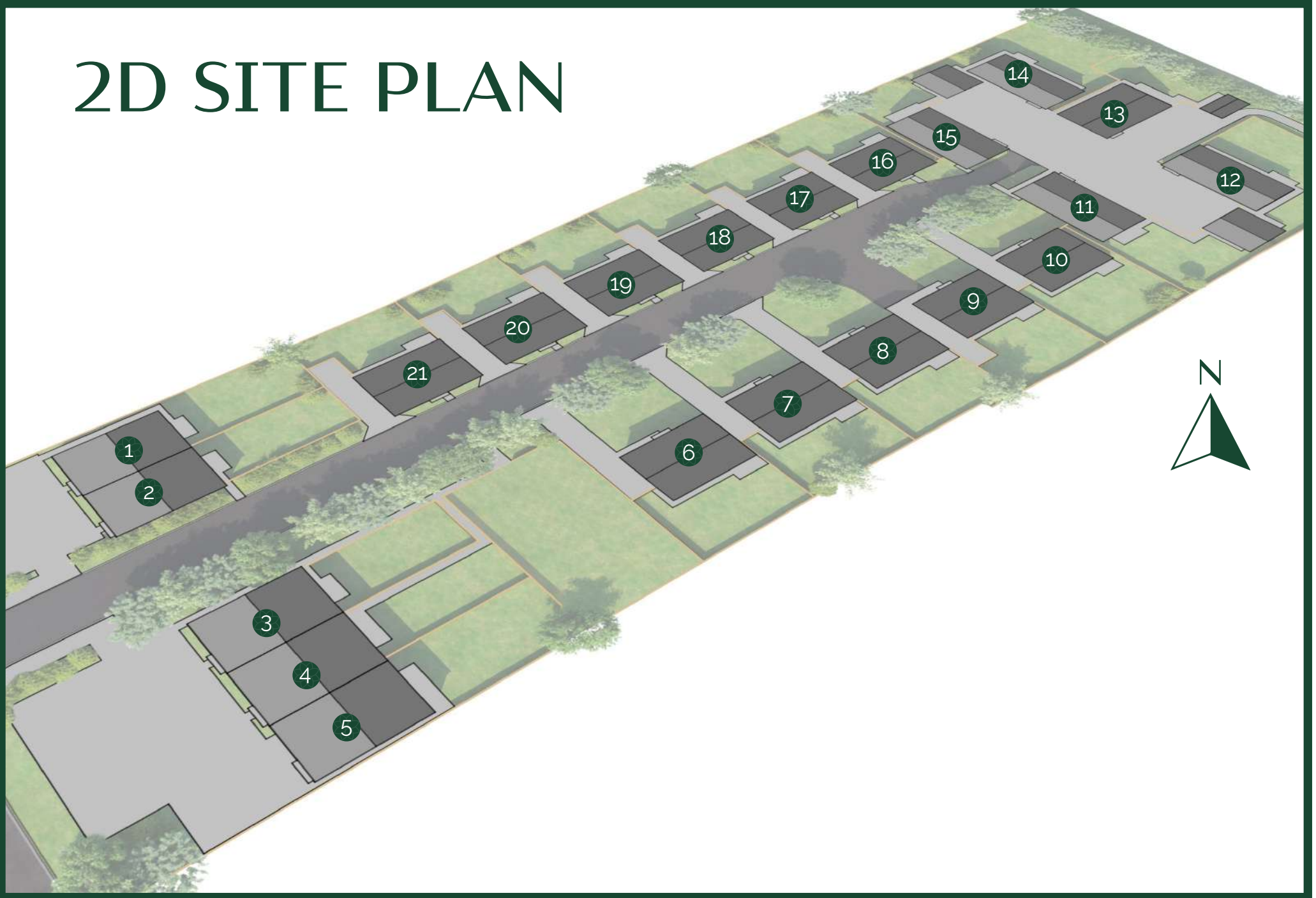
Development by

ROMAN HOMES LLP

SITE PLAN



2D SITE PLAN





THE LAVENDER

3 Bedroom Home - Plots 1, 2, 3, 4, 5

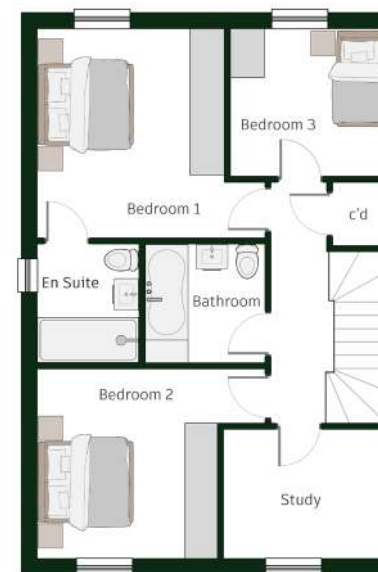
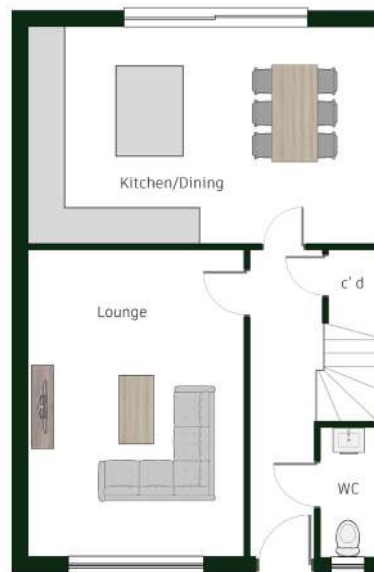
Ground Floor

Lounge	5.4m x 3.7m	17'7" x 12'1"
Kitchen/Dining	6.1m x 3.8m	20'0" x 12'5"
WC/Cloakroom		

First Floor

Bedroom 1	3.7m x 3.3m	12'1" x 10'9"
En-suite	2.1m x 1.7m	6'8" x 5'6"
Bedroom 2	3.3m x 3.2m	10'9" x 10'5"
Bedroom 3	2.6m x 2.6m	8'6" x 8'6"
Study	2.7m x 2.2m	8'10" x 7'2"
Bathroom	2.1m x 2.1m	6'10" x 6'10"

Total floor area - 1238 sq. ft 115 sq. m





THE WISTERIA

4 Bedroom Home - Plots 6, 7, 8, 9, 10, 16,
17, 18, 19, 20, 21

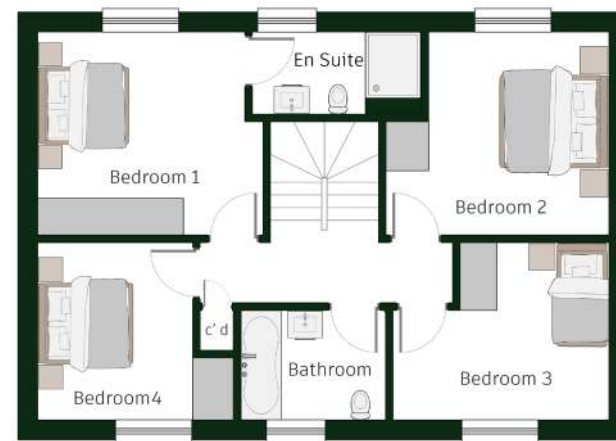
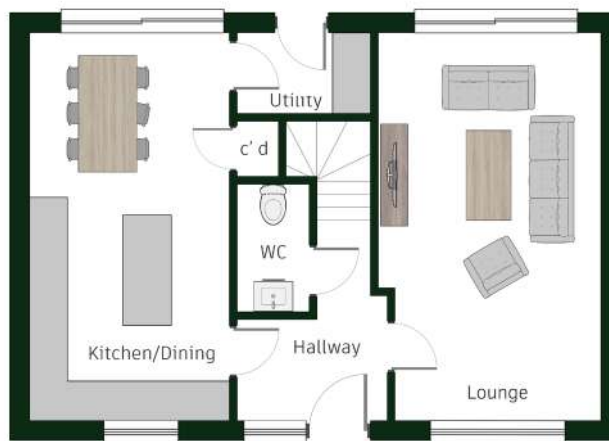
Ground Floor

Lounge	6.3m x 3.6m	20'8" x 11'9"
Kitchen/Dining	6.3m x 3.3m	20'8" x 10'9"
Utility	2.2m x 1.3m	7'2" x 4'3"
WC/Cloakroom		

First Floor

Bedroom 1	3.3m x 3.3m	10'9" x 10'9"
En-suite	2.9m x 1.3m	9'6" x 4'3"
Bedroom 2	3.3m x 3.0m	10'9" x 9'10"
Bedroom 3	3.4m x 2.9m	11'1" x 9'6"
Bedroom 4	3.3m x 2.9m	10'9" x 9'6"
Bathroom	2.4m x 1.8m	7'10" x 5'10"

Total floor area - 1285 sq. ft 119.4 sq. m





THE JASMINE

4 Bedroom Home - Plots 11, 13, 15

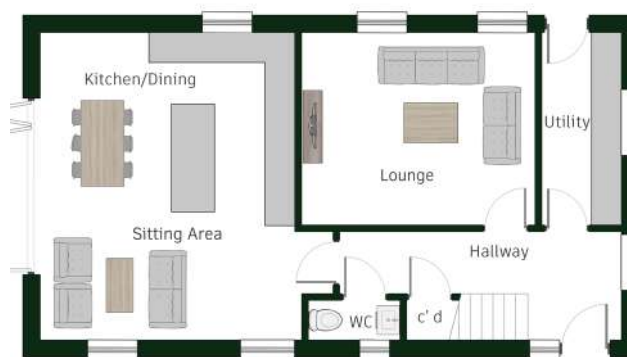
Ground Floor

Lounge	4.7m x 3.9m	15'5" x 12'9"
Kitchen/Living	6.3m x 5.3m	20'8" x 17'4"
Utility	3.9m x 1.6m	12'9" x 5'2"
WC/Cloakroom		

First Floor

Bedroom 1	3.8m x 3.0m	12'5" x 9'10"
En-suite	2.4m x 1.8m	7'10" x 5'10"
Bedroom 2	3.8m x 2.8m	12'5" x 9'2"
Bedroom 3	3.3m x 3.1m	10'9" x 10'2"
Bedroom 4	3.3m x 2.5m	10'9" x 8'2"
Bathroom	2.9m x 1.8m	9'6" x 5'10"
Study	2.8m x 2.4m	9'2" x 7'10"

Total floor area - 1641 sq. ft 152.4 sq. m





THE GARDENIA

4 Bedroom Home - Plots 12, 14

Ground Floor

Lounge	4.7m x 3.9m	15'5" x 12'9"
Kitchen/Living	6.3m x 5.3m	20'8" x 17'4"
Utility	3.9m x 1.6m	12'9" x 5'2"
WC/Cloakroom		

First Floor

Bedroom 1	3.8m x 3.0	12'5" x 9'10"
En-suite	2.4m x 1.8m	7'10" x 5'10"
Bedroom 2	3.8m x 2.8m	12'5" x 9'2"
Bedroom 3	3.3m x 3.1m	10'9" x 10'2"
Bedroom 4	3.3m x 2.5m	10'9" x 8'2"
Bathroom	2.9m x 1.8m	9'6" x 5'10"
Study	2.8m x 2.4m	9'2" x 7'10"

Total floor area - 1641 sq. ft 152.4 sq. m



SPECIFICATION

Kitchens & Utility Rooms

- Stylish fully designed fitted kitchens with choice of door colours
- Choice of work tops and matching up stands for kitchen area
- Glass splash backs to hob
- Lamona appliances throughout including gas hob, extractor hood, single oven and microwave oven and grill
- Integrated 50/50 frost free fridge freezer and dishwasher
- Integrated washer/dryer to plots 1-5
- Space for free standing washer and dryer to plots 6-21, which have separate utility room
- Choice of luxury hard-wearing floor coverings

Bathrooms & En Suites

- High quality white sanitary wear with chrome taps and fitments
- Vanity units with all basins, rimless toilets with soft close seats
- Bathrooms and en-suites tiled with full height tiling to shower cubicles
- Shower enclosures fitted with 2 way thermostatic control valves with rain head showers
- A choice of luxury floor coverings

Electrics

- LED spot down lighters in kitchens, bathroom and en suites
- Under cabinet lights in kitchens
- Pendant lights with low energy lamps to all other rooms
- Number of double power sockets installed through the homes with TV points to all main rooms
- Smoke detectors fitted in hallways and landings
- Dual smoke and heat detectors in kitchens
- Outside lighting front and rear
- Fibre broadband connectivity will be available
- Ethernet points provided

Decoration & Finishes

- Contemporary engineered panelled internal painted doors with chrome furniture
- White painted architraves, door frames and skirting
- Fully plastered and painted flat ceilings and walls
- A choice of luxury hard floor coverings in kitchen, bathrooms and WC

Plumbing & dual zone gas fired Heating

- Under floor heating to all plots on ground floor
- Radiators in all first floor rooms
- Bathroom and en-suites to have chrome towel rails

External finishes

- Traditional external brick-built finish with slate effect roof tiles
- Anthracite colour UPVC windows for low maintenance and longevity
- Bifolds/patio sliding doors

Gardens & Outside

- Patios and paths in an attractive stone slab paving
- Landscaped front gardens
- Block paved and tarmac driveways dependant on plot
- Outside water tap provided

Warranty

- Each new home at Crossway Gardens will benefit from a 10-year LABC warranty one of the market leading warranty providers. For further information please visit www.labc.co.uk

The above specification details are for guidance only and may alter during construction.

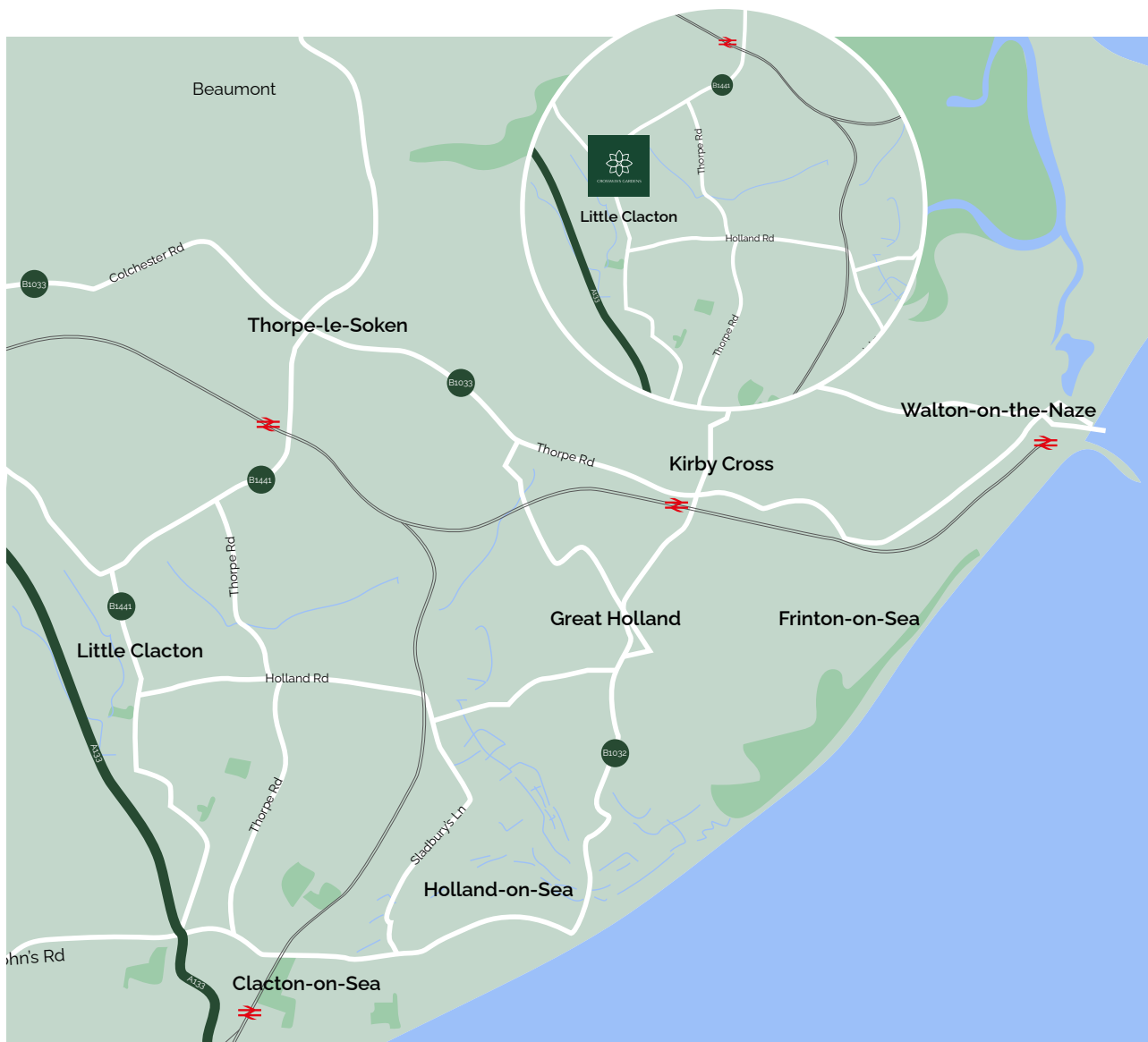


PERFECTLY CONNECTED

Crossways Gardens is approximately 2.5 miles north of Clacton-on-Sea, the popular seaside resort where you will find a sandy beach along with many other attractions including Clacton Pier, The Pavilion Fun Park, bars, restaurants and town centre shopping.

Little Clacton boasts excellent travel connections by road or rail, connecting residents easily with all the larger towns and cities in the wider regions. Nearby stations Thorpe-le-Soken and Clacton-on-Sea also provide direct links to London Liverpool Street.

Local amenities include Morrisons and Tesco supermarkets, Costa Coffee, The Blacksmith Arms restaurant, a Veterinary Centre and Engaines primary school.



- Thorpe-le-Soken Station - **2.2 miles**
- Clacton-on-Sea Station - **2.7 miles**
- Clacton Pier - **3.4 miles**

- Clacton Shopping Village - **1.5 miles**
- Lifehouse Spa & Hotel - **3.5 miles**
- Colchester Zoo - **21 miles**



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