

GAINSFORD GARDENS

AN EXCLUSIVE AND SPACIOUS DEVELOPMENT OF 65 PRIVATE BUNGALOWS



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AN EXCLUSIVE & SPACIOUS
DEVELOPMENT OF
65 PRIVATE BUNGALOWS

*Boasting an enviable location,
these stunning homes are just a short
walk from the idyllic parade
and sea front at Holland-on-Sea.*

GAINSFORD GARDENS CLACTON-ON-SEA CO15 5AT

*Gainsford Gardens offers the chance
to enjoy the best of both worlds*

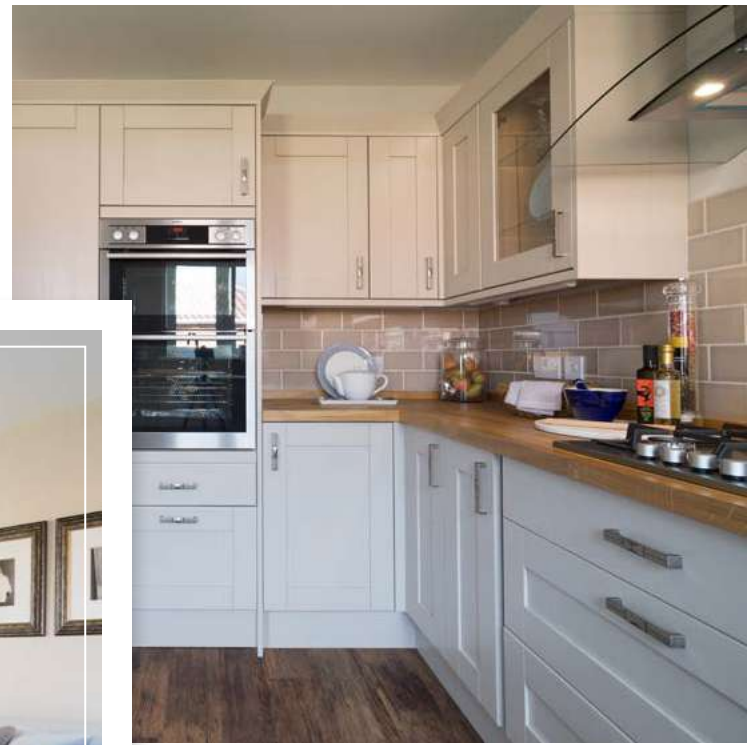
The secluded setting is coupled with convenient access to a vibrant town centre with excellent transport links. This unique development creates a relaxing and peaceful environment with an attractive street scene.

An exciting new range of traditional 2-bedroom and 3-bedroom private bungalows are available in a variety of configurations, all set on generous plots with garages and off-road parking.

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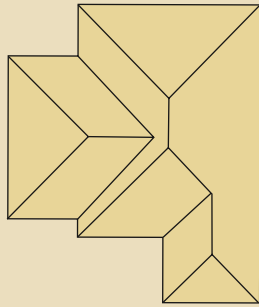
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SITE PLAN



A range of 2 and 3 bedroom bungalows in a variety of configurations.

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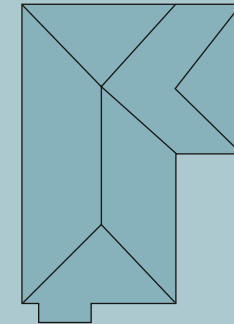
THE PRIMROSE

3 bedroom bungalow with
a garage and off-road parking
Gross internal floor area 93m²

*Plot numbers: 19, 20, 23, 24,
30, 41, 50, 52, 53 & 62*

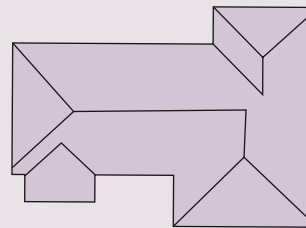
THE JASMINE

3 bedroom bungalow with
a garage and off-road parking
Gross internal floor area 98m²



*Plot numbers: 3, 5, 6, 7, 10,
16, 25, 26, 29, 54 & 55*

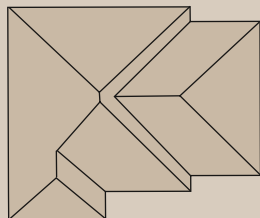
Plot numbers: 1, 11, 28, 49 & 64



THE WISTERIA

3 bedroom bungalow with a garage and off-road parking
Gross internal floor area 97m²

*Plot numbers: 2, 31, 32, 33,
34, 35, 36, 37, 38, 39, 40, 48,
51, 56, 57, 58, 59, 63 & 65*

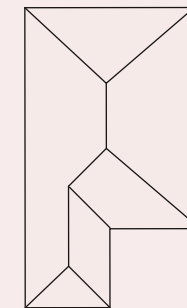


THE HEATHER

2 bedroom bungalow with
a garage and off-road parking
Gross internal floor area 65m²

THE CAMELLIA

2 bedroom bungalow with
a garage and off-road parking
Gross internal floor area 67m²



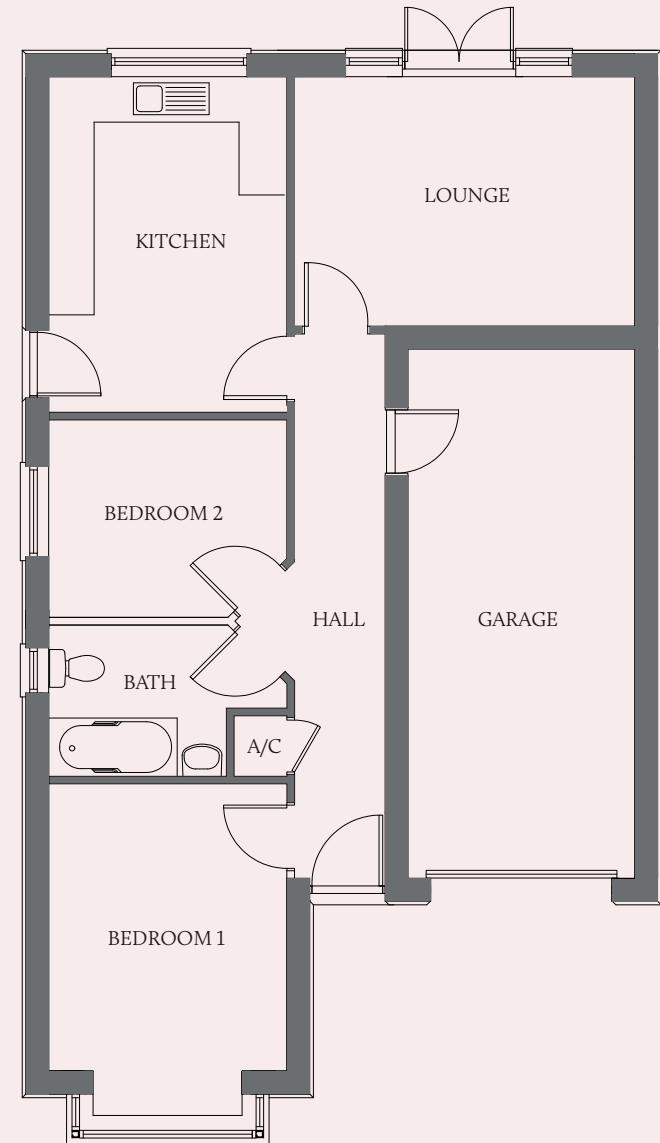
THE CAMELLIA

Gross internal floor area	67m ²	725 ft ²
KITCHEN / BREAKFAST	4.35m x 3.15m	14'3" x 10'4"
LOUNGE	4.50m x 3.30m	14'9" x 10'10"
BEDROOM 1	3.80m x 3.15m	12'6" x 10'4"
BEDROOM 2	3.15m x 2.70m	10'4" x 8'10"
GARAGE	7.00m x 3.00m	22'11" x 9'10"

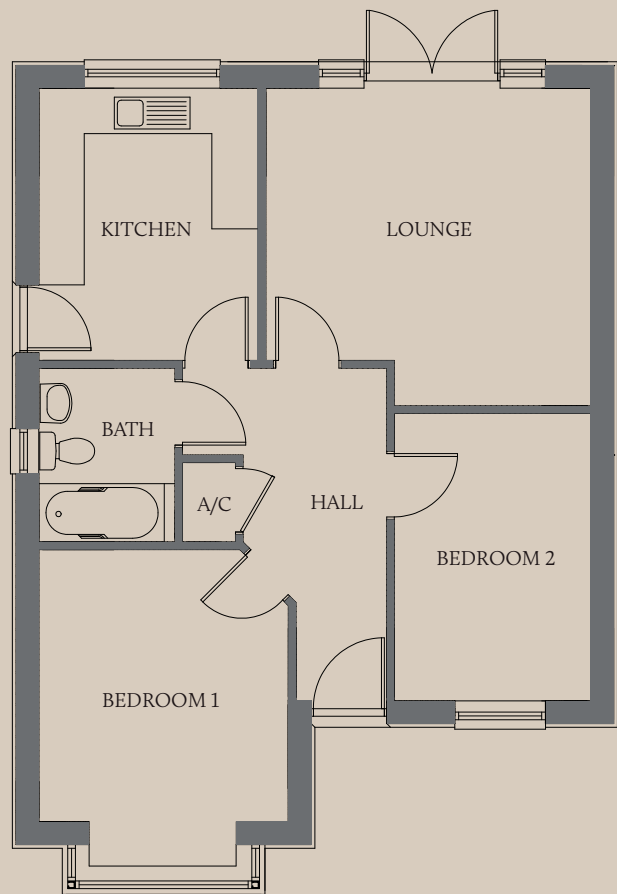
Please refer to sales agent for final room measurements. Kitchen and bathroom layouts are indicative only.



The Camellia is a 2 bedroom bungalow with integral garage.
Available in detached and semi-detached configurations.



Plot numbers: 4, 8, 9, 12, 13, 14, 15, 17, 18, 21, 22, 27, 42, 43, 44, 45, 46, 47, 60 & 61.



THE HEATHER

Gross internal floor area	65m ²	705 ft ²
KITCHEN / BREAKFAST	3.60m x 2.90m	11'10" x 9'6"
LOUNGE	4.40m x 4.20m	14'1" x 13'9"
BEDROOM 1	3.60m x 3.30m	11'10" x 10'10"
BEDROOM 2	3.80m x 2.60m	12'6" x 8'6"
GARAGE	7.00m x 3.00m	22'11" x 9'10"

Please refer to sales agent for final room measurements. Kitchen and bathroom layouts are indicative only.



Plot numbers: 2, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 48, 51, 56, 57, 58, 59, 63 & 65.

The Heather is a 2 bedroom bungalow with adjoining or detached garage.
Available in detached and link-detached configurations.

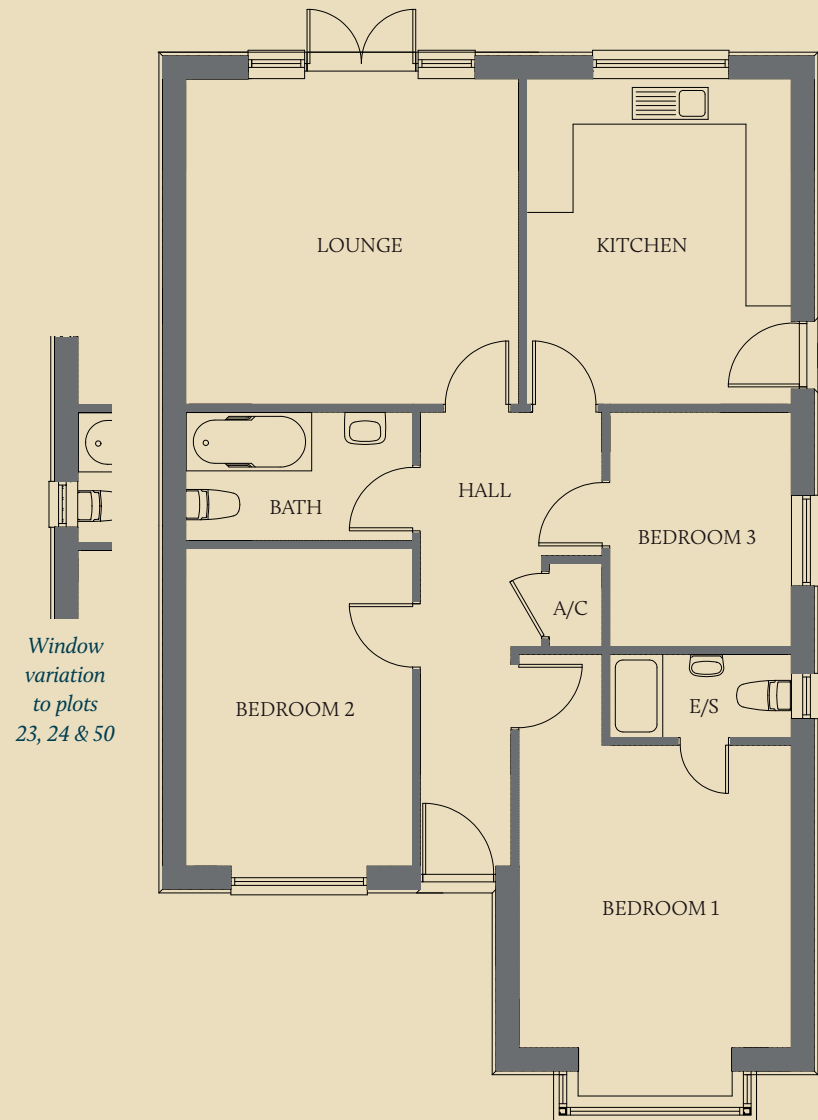
THE PRIMROSE

Gross internal floor area	93m ²	1,000 ft ²
KITCHEN / BREAKFAST	4.30m x 3.50m	14'1" x 11'6"
LOUNGE	4.40m x 4.30m	14'5" x 14'1"
BEDROOM 1 / ENSUITE	5.20m x 3.60m	17'1" x 11'10"
BEDROOM 2	4.20m x 3.00m	13'9" x 9'10"
BEDROOM 3	3.10m x 2.40m	10'2" x 7'10"
GARAGE	7.00m x 3.00m	22'11" x 9'10"

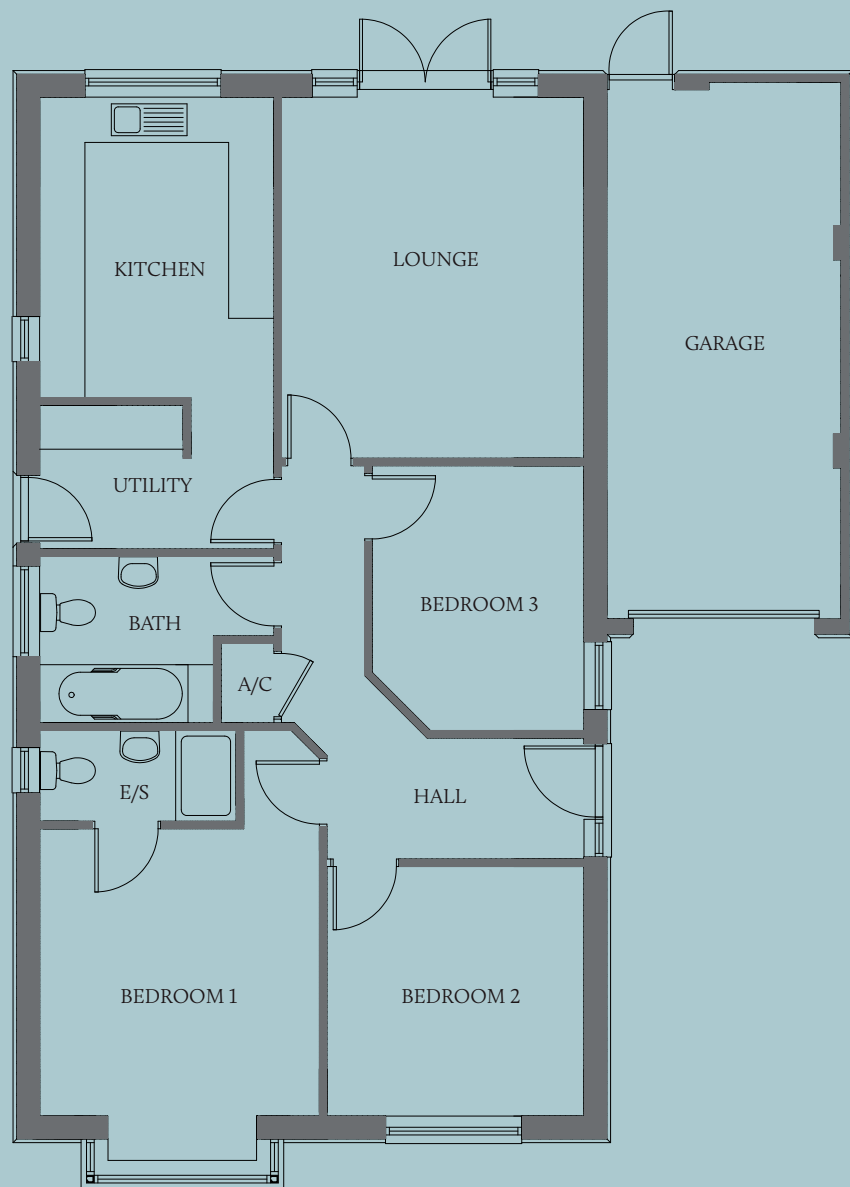
Please refer to sales agent for final room measurements. Kitchen and bathroom layouts are indicative only.



The Primrose is a 3 bedroom bungalow with adjoining or detached garage.
Available in detached and link-detached configurations.



Plot numbers: 19, 20, 23, 24, 30, 41, 50, 52, 53 & 62.



THE JASMINE

Gross internal floor area	98m ²	1,055 ft ²
KITCHEN / UTILITY	5.95m x 3.10m	19'6" x 10'2"
LOUNGE	4.80m x 4.00m	15'9" x 13'1"
BEDROOM 1 / ENSUITE	5.10m x 3.70m	16'9" x 12'2"
BEDROOM 2	3.40m x 3.30m	11'2" x 10'10"
BEDROOM 3	3.50m x 2.80m	11'6" x 9'2"
GARAGE	7.00m x 3.00m	22'11" x 9'10"

Please refer to sales agent for final room measurements. Kitchen and bathroom layouts are indicative only.



Plot numbers: 3, 5, 6, 7, 10, 16, 25, 26, 29, 54 & 55.

The Jasmine is a 3 bedroom detached bungalow with adjoining garage.

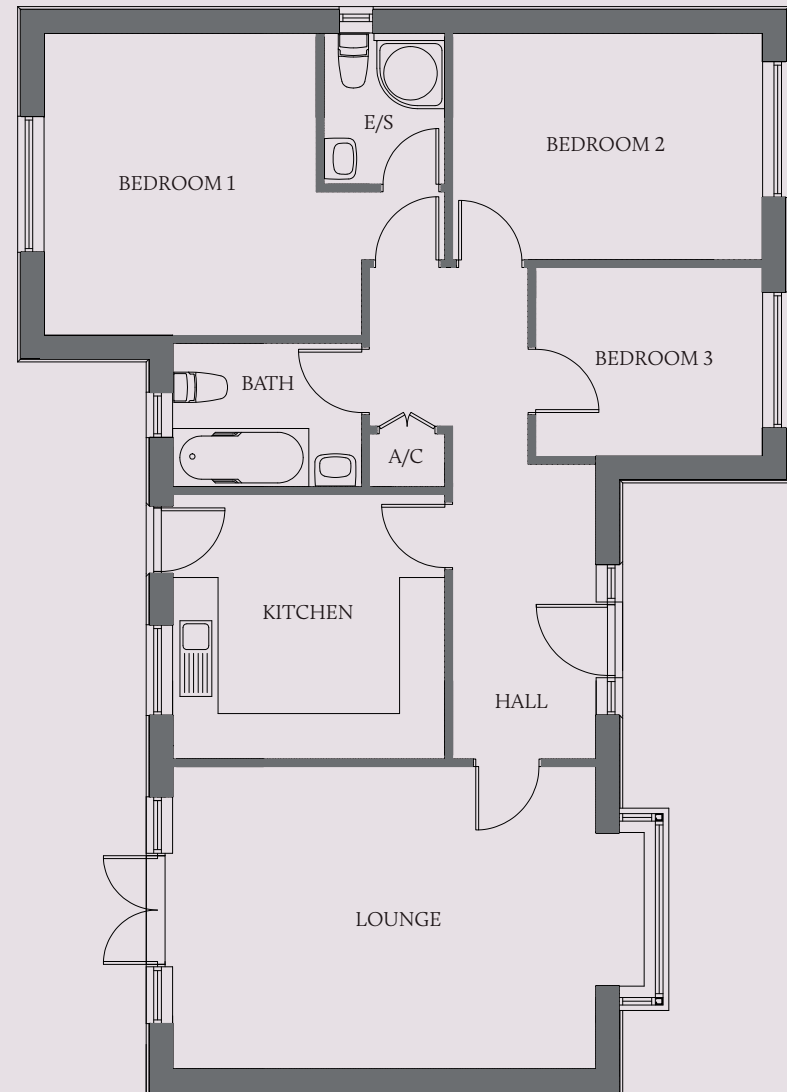
THE WISTERIA

Gross internal floor area	97m ²	1,045 ft ²
KITCHEN / BREAKFAST	3.60m x 3.50m	11'10" x 11'6"
LOUNGE	5.60m x 4.00m	18'4" x 13'1"
BEDROOM 1 / ENSUITE	5.30m x 4.00m	17'5" x 13'1"
BEDROOM 2	4.10m x 3.00m	13'5" x 9'10"
BEDROOM 3	3.00m x 2.50m	9'10" x 8'2"
GARAGE (SINGLE)	7.00m x 3.00m	22'11" x 9'10"
GARAGE (DOUBLE)	7.00m x 6.10m	22'11" x 20'0"

Please refer to sales agent for final room measurements. Kitchen and bathroom layouts are indicative only.



The Wisteria is a 3 bedroom detached bungalow with a separate single or double garage.



Plot numbers: 1, 11, 28, 49 & 64.

Why choose Scott Residential

Scott Residential has a proud history in construction and everything we do is defined by an uncompromising attention and commitment to quality and detail.

Gainsford Gardens represents a refreshing blend of traditionally-built homes with all the benefits of modern, energy-saving materials and appliances.

The design, specification and build quality is apparent from the moment you enter the door. All of our homes are covered by an extensive NHBC Buildmark 10 year warranty.



Registered developer







GAINSFORD GARDENS

For more information contact Blake & Thickbroom
01255 688788 gainsfordgardens.co.uk

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THICKBROOM

 **SCOTT**
RESIDENTIAL
GAINSFORD GARDENS IS A SCOTT RESIDENTIAL DEVELOPMENT


Raising Standards. Protecting Homeowners