



Plot 21, Bloomfield View, Little Clacton, CO16 9SR

Little Clacton

£485,000

SHOW HOME NOW OPEN 10.00 am - 3.00 pm. Plot 21, The Primrose (Three bedroom detached bungalow with detached single garage). Totally internal floorspace excluding garage 114m² (1,230sq ft). Bloomfield View is a prestigious development of spacious 2 and 3 bedroom bungalows, designed with meticulous attention to detail and high quality craftsmanship. The homes combine outstanding specifications with modern, functional living. Thoughtfully positioned to provide a tranquil and private environment, these properties offer the perfect balance of comfort, space and peace. Nestled in the picturesque village of Little Clacton, Bloomfield View is just a short drive away from the stunning beaches of Clacton on Sea. Whether you're unwinding in your private garden or enjoying the surrounding natural beauty, Bloomfield View provides an ideal blend of countryside charm and contemporary living.

MASTER BEDROOM: 3.99m x 3.78m (13'1 x 12'5)
EN SUITE SHOWER ROOM: 2.62m x 1.52m (8'7 x 5'0)
BEDROOM TWO: 3.53m x 3.35m (11'7 x 11'0) (plus door recess).
BEDROOM THREE: 3.15m x 3.12m (10'4 x 10'3)
BATHROOM: 2.34m x 1.83m (7'8 x 6'0)
LIVING ROOM: 5.05m x 4.04m (16'7 x 13'3)
KITCHEN DINER: 5.56m x 3.48m (18'3 x 11'5)
UTILITY ROOM: 2.34m x 1.68m (7'8 x 5'6)
SINGLE DETACHED GARAGE: 7.01m x 2.92m (23'0 x 9'7)

Material information for this property.

Tenure is Freehold.

Council Tax Band: TBC.

EPC Rating: TBC.

Services connected.

Electricity: Yes.

Gas: No.

Water: Yes.

Sewerage type: Mains.

Telephone and Broadband coverage: Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes

The development road and communal areas will be maintained by a management company and the annual charge will be £218.57

Non standard property features to note: None.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Detached Bungalow

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- LUXURY BATHROOM
- 15'8 x 14'8 LIVING ROOM
- 22'11 x 11' LUXURY FITTED KITCHEN/DINING ROOM WITH NUMEROUS INTEGRATED APPLIANCES
- HIGH EFFICIENCY GRANT AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING & ZONAL THERMOSTATIC CONTROLS
- TRIPLE GLAZED WINDOWS
- FLOOR COVERINGS AND CARPETS INCLUDED
- EV CHARGING POINT
- 23' x 10'2 ATTACHED SINGLE GARAGE





BLOOMFIELD VIEW

LITTLE CLACTON

