



BLAKE & THICKBROOM



Plot Key

§ Lilac Plots 16, 17, 30 & 31	■ The Jasmine Plots 14 & 15
§ Wisteria Plots 22 & 23	■ The Primrose Plots 13, 18, 19, 20, 21, 24, 25, 26, 27, 28 & 29



**PLOT 22 BLOOMFIELD VIEW,
LITTLE CLACTON, ESSEX, CO16 9SR
£475,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

SHOW HOME VIEWING BY APPOINTMENT ONLY Plot 22, The Wisteria (Three bedroom detached bungalow with attached single garage).

Totally internal floorspace excluding garage 109m² (1,175 sq 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.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road, straight across the first roundabout at Brook Retail Park onto the second part of the bypass. At the next roundabout take the third exit signposted towards Little Clacton. Straight across the next roundabout into Centenary Way. Across the next roundabout at the entrance to Morrisons store, continue along this road and left at the next roundabout into Thorpe Road, Straight across the next roundabout into the second part of Thorpe Road. Proceed a short distance and before reaching the main junction turn right into the development which shares the entrance with the Park Gate Corner development.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 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 * BLOCK PAVED DRIVEWAY * LAWNED FRONT & REAR GARDENS *

* 10 YEAR NHBC WARRANTY * ALARM SECURITY SYSTEM * EXTERNAL & INTERNAL CGI's ARE FOR GUIDELINE PURPOSES ONLY *

* TOTAL INTERNAL FLOORSPACE EXCLUDING GARAGE 109 m sq (1175 sq ft) *

MASTER BEDROOM: 13'6 (4.11m) x 11'0 (3.35m)

(plus bay recess).

EN SUITE SHOWER ROOM: 9'2 (2.79m) x 4'0 (1.22m)

BEDROOM TWO: 11'5 (3.48m) x 11'0 (3.35m)

BEDROOM THREE: 11'5 (3.48m) x 11'0 (3.35m)

BATHROOM: 8'7 (2.62m) x 5'6 (1.68m)

LIVING ROOM: 15'8 (4.78m) x 14'8 (4.47m)

KITCHEN DINING: 22'11 (6.99m) x 11'0 (3.35m)

SINGLE ATTACHED GARAGE: 23'0 (7.01m) x 10'2 (3.10m)

OUTSIDE:

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AGENTS NOTES:

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.



