



Plot 20, Bloomfield View, Little Clacton, CO16 9SR

Little Clacton

£485,000

SHOW HOME NOW OPEN 10.00 am - 3.00 pm. Plot 20 The Primrose (Three bedroom detached bungalow with detached single garage) Totally internal floorspace excluding garage 114m² (1230sq 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 jus 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) (plus bay recess)
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) (plus door recess)
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: 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:** 1

- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- LUXURY BATHROOM
- 16'7 x 13'3 LIVING ROOM
- 18'3 x 11'5max LUXURY FITTED KITCHEN/DINING ROOM WITH NUMEROUS INTEGRATED APPLIANCES
- HIGH EFFICIENCY GRANT AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING WITH ZONAL THERMOSTATIC CONTROL
- TRIPLE GLAZED WINDOWS
- FLOOR COVERINGS & CARPETS INCLUDED
- 23' x 9'7 DETACHED SINGLE GARAGE





BLOOMFIELD VIEW

LITTLE CLACTON

