



**PLOT 24 (33) BLOOMFIELD VIEW,
LITTLE CLACTON, ESSEX, CO16 9SR
£485,000 (Asking Price)**

DESCRIPTION:

SHOW HOME NOW OPEN SATURDAY & SUNDAY 10.00am - 3.00 pm. Plot 24 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.

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 * 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 * BLOCK PAVED DRIVEWAY *
- * LAWNED FRONT & REAR GARDEN * 10 YEAR NHBC WARRANTY *
- * EV CHARGING POINT *
- * EXTERNAL & INTERNAL CGI's ARE FOR GUIDELINE PURPOSES ONLY *
- * TOTAL INTERNAL FLOORSPACE EXCLUDING GARAGE 114m2 (1230 sq ft) *

MASTER BEDROOM: 13'1 (3.99m) x 12'5 (3.78m)
(plus bay recess).

EN SUITE SHOWER ROOM: 8'7 (2.62m) x 5'0 (1.52m)

BEDROOM TWO: 11'7 (3.53m) x 11'0 (3.35m)
(plus door recess).

BEDROOM THREE: 10'4 (3.15m) x 10'3 (3.12m)

BATHROOM: 7'8 (2.34m) x 6'0 (1.83m)

LIVING ROOM: 16'7 (5.05m) x 13'3 (4.04m)

KITCHEN DINER: 18'3 (5.56m) x 11'5 (3.48m)
(plus door recess).

UTILITY ROOM: 7'8 (2.34m) x 5'6 (1.68m)

REAR GARDEN: 47'0 (14.33m) x 56'0 (17.07m)

SINGLE DETACHED GARAGE: 23'0 (7.01m) x 9'7 (2.92m)

AGENTS NOTES:

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.







