



BLAKE & THICKBROOM



**PLOT 16 BLOOMFIELD VIEW,
THORPE ROAD, ESSEX, CO16 9SR
£355,000 (Asking Price)**

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DESCRIPTION:

Plot 16 The Lilac (Two Bedroom Linked Detached Bungalow with Attached Single Garage).

Totally internal floorspace excluding garage 84m2 (905sq 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.

Designed with expansive living spaces and luxurious interiors, Bloomfield View offers a truly exceptional place to call home.

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:

- * TWO BEDROOMS * EN SUITE SHOWER ROOM *
- * LUXURY BATHROOM * 19'8 x 12'5 LIVING/DINING ROOM *
- * 16'1 x 8'5 LUXURY FITTED KITCHEN 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 9'9 SINGLE ATTACHED 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 FLOORSPEACE EXCLUDING GARAGE 84 m2 (905 sq ft) *

MASTER BEDROOM: 11'7 (3.53m) x 11'3 (3.43m)
(plus bay recess)

EN SUITE SHOWER ROOM: 9'3 (2.82m) x 5'6 (1.68m)

BEDROOM TWO: 11'7 (3.53m) x 9'5 (2.87m)

BATHROOM: 9'4 (2.84m) x 5'4 (1.63m)

LIVING/DINING ROOM: 19'8 (5.99m) x 12'5 (3.78m)

KITCHEN: 16'1 (4.90m) x 8'5 (2.57m)

SINGLE ATTACHED GARAGE: 23'0 (7.01m) x 9'9 (2.97m)





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 approx (TBA)
Non standard property features to note: None





Development Key

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



BLOOMFIELD VIEW
— LITTLE CLACTON —

