



BLAKE & THICKBROOM



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DESCRIPTION:

STAMP DUTY PAID ON THIS STUNNING NEW BUILD BUNGALOW !
Situating in this recessed position with access via a private driveway is this stunning detached bungalow built to a high specification throughout by local reputable builder, Roman Homes. The bungalow is located within the heart of the unspoilt and quiet village of Bradfield and is within walking distance of local village stores and easy reach of neighbouring towns including Manningtree, Harwich, Colchester and Clacton on Sea with their excellent transport links to London. The bungalow is now completed and an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road across the first roundabout at Brook Retail Park onto the second part of the bypass, across the next roundabout, continue along the bypass for a further one mile, bear left at next roundabout taking the first exit on left onto Colchester Road, bear immediately into the right hand lane and take first turning right, crossing over the A133, into Crown Lane. Proceed along Crown Lane for approximately one mile, left at the junction onto the B1035, School Road, towards Tendring village. Continue past the local primary school. round the bend leading into Heath Road, continue along Heath Road for a further one and a half miles. Upon reaching the Horsley Cross roundabout, go straight across towards the water tower onto the second part of the B1035 Clacton Road. Proceed along Clacton Road for a further one mile, through the village of Horsely Cross, continue then take the next right hand turn into Steam Mill Road. Proceed along Steam Mill Road for approximately a quarter of a mile and upon reaching the village of Bradfield, proceed a short distance and Fieldley Close will be found as a cul-de-sac turning on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * ENSUITE SHOWER ROOM *
- 16'7 LOUNGE * 10'7 UTILITY ROOM *
- * 19'8 LUXURY FITTED KITCHEN DINER WITH INTEGRATED APPLIANCES INCLUDING FOUR RING GAS HOB, EXTRACTOR HOOD, BUILT IN OVEN AND MICROWAVE OVEN, INTEGRATED FRIDGE, FREEZER, DISHWASHER *
- * UNDERFLOOR HEATING THROUGHOUT * AMTICO FLOORING AND FITTED CARPETS *
- * LANDSCAPED AND LAWNED GARDENS *
- * DOUBLE GLAZING THROUGHOUT * TEN YEAR NEW BUILD WARRANTY *
- * 23' DETACHED GARAGE WITH ELECTRIC SHUTTER ENTRANCE DOOR *
- * KEYS TO VIEW * STAMP DUTY PAID IF ASKING PRICE OFFERED *

ENTRANCE HALL:

Composite entrance door to entrance hall. Amtico flooring, underfloor heating. Storage cupboard, further built in storage cupboard with combi gas boiler. Loft access.

BEDROOM ONE: 15'0 (4.57m) x 10'10 (3.30m)

Underfloor heating. Built in wardrobe with solid wood sliding doors. Bay window to front. Door to:

EN SUITE SHOWER ROOM:

Comprising of double width shower cubicle, hand wash basin, enclosed low level WC, extractor fan. Amtico flooring, underfloor heating. Heated towel rail. Window to front.

BEDROOM TWO: 16'4 (4.98m) x 9'8 (2.95m)

Underfloor heating. Window to side.

BEDROOM THREE: 11'0 (3.35m) x 10'7 (3.23m)

Underfloor heating. Window to side.

BATHROOM:

White suite comprising of panelled bath with mixer tap, shower attachment, hand wash basin, low level WC, extractor fan. Heated towel rail. Part tiled walls. Amtico flooring, underfloor heating. Window to side.

LOUNGE: 16'7 (5.05m) x 11'10 (3.61m)

Underfloor heating. French style double glazed doors to rear garden with further glazed panels to rear.

KITCHEN DINER: 19'8 (5.99m) x 10'8 (3.25m)

Luxuriously appointed with a range of grey coloured laminated fronted units with Quartz work surfaces, matching upstands and inset butler style one and a half bowl sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset four ring gas hob with extractor hood above and glass splashback, built in single oven with microwave oven above, further cupboard storage above and below, integrated fridge, freezer and dishwasher. Amtico flooring, underfloor heating. Window to rear, French style double glazed doors to rear garden. Internal door to:

UTILITY ROOM: 10'7 (3.23m) x 5'10 (1.78m)

Fitted with a range of matching coloured units with Quartz work surfaces, matching upstands and inset single bowl sink unit with mixer tap, cupboards under, eye level cupboards. Further tall standing storage cupboard. Amtico flooring, underfloor heating. Window to side, double glazed door to outside.

OUTSIDE:

As previously mentioned the property occupies a recessed position with access via a private gravelled driveway from the main Steam Mill Road. Well stocked flower and shrub borders, lawned front garden, further lawned area to the front of the bungalow, side gate access leading to lawned rear garden, paved patio area. Outside tap, outside lighting. The rear garden is enclosed by panelled fencing, mature hedgerow and boundary walling. Further personal door to:

DETACHED GARAGE:

Garage at the base of the garden (23' x 9'9) with electric roller shutter entrance door with power and light connected. Block paved drive to the front of the garage providing off road parking for one vehicle.

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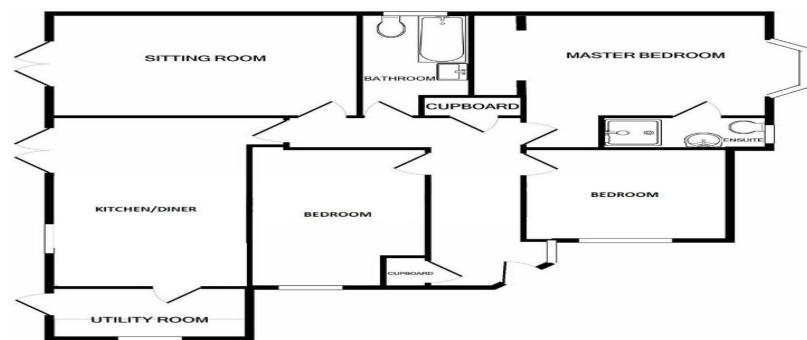


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TOTAL FLOOR SPACE 1239 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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