

► BLAKE & ◄  
THICKBROOM

# *Meadow View*

A small development of two, three bedroom detached bungalows and one, four bedroom detached family house at

Homing Road and Talbot Road, Little Clacton, Essex, CO16 9ER



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## ▶ Meadow View

Meadow View is a small development of two, three bedroom detached bungalows and one, four bedroom detached house situated in this semi rural location off the beaten track, with farmland views to front aspect. The properties have been thoughtfully designed and built to a high specification by a reputable company, Balkerne Gate Developments Limited (South East).

## ▶ Location

The development is situated on the outskirts of the popular village of Little Clacton, which offers excellent local village shopping facilities and the highly regarded Engaines Primary School. The site is well located in relation to Colchester and Harwich: both are just 20 minutes away. Weeley and Thorpe le Soken mainline railway stations are close by and provide excellent rail links to London Liverpool Street.



Exclusively on the market for Sole Selling Agents

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# *Meadow View*

## SPECIFICATION

### Specification

#### General

- Double glazed white upvc windows and patio doors
- UPVC fascia and soffits
- Composite front door
- Kardean (or similar) flooring to hallway, kitchen, bathroom and ensuite
- Polished chrome ironmongery
- Gas fired central heating
- Log burner to front room House only
- Television points to living areas and all master bedrooms/kitchen/dinner
- BT point lounge
- Smoke alarm & heat Alarm
- Carbon Monoxide detector
- MK switches and sockets
- Fitted wardrobes (selected property only)
- Primer care 10 year building warranty

#### External

- External lighting points
- Indian sandstone patio
- Block paved driveway and shingle
- Landscaped garden
- Turfing to front and rear
- Outside tap

#### Kitchen

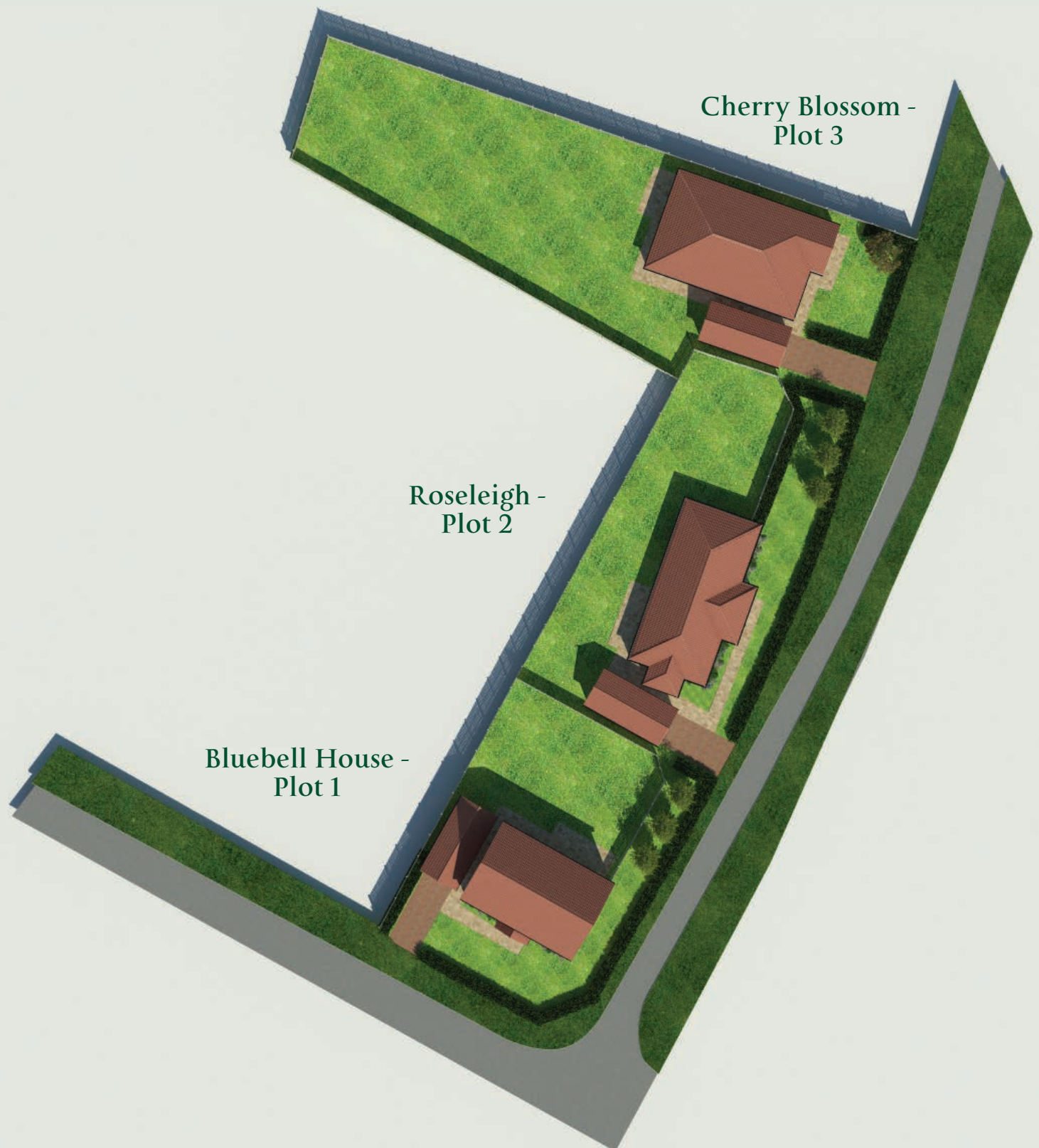
- Shaker style kitchen units
- Oak block laminate worktop and upstand
- Splashback to hob
- Stainless steel sink/half with drainer
- Contemporary chrome tap
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine (house only)
- Electric oven
- Gas hob
- Appliances covered by 2 year guarantees
- Led Lighting
- Ensuites and bathrooms
- White sanitary ware including fitted units and contemporary chrome tap
- Tiled with silver trim
- Kardean (or similar flooring)
- Heated chrome towel rails
- Extractor fan
- Led Lighting

#### Garage

- Up and over garage door
- Light and Switch
- 1 double socket

*Meadow View*

## SITE LAYOUT





## Bluebell House

### Plot 1

|                            |                  |               |
|----------------------------|------------------|---------------|
| Lounge                     | 6.8m x 3.65m     | (22'4 x 12')  |
| Kitchen/Diner              | 6.5m x 3.65m     | (21'4 x 12)   |
| Study                      | 3.15m max x 2.9m | (10'3 x 9'5)  |
| Bedroom One                | 4.6m x 3.8m      | (15'1 x 12'5) |
| Bedroom Two                | 3.95m x 3m       | (13'8 x 9'9)  |
| Bedroom Three              | 3.8m x 2.65m     | (10'8 x 7'9)  |
| Bedroom Four               | 3.65m x 3m       | (12' x 9'9)   |
| En Suite & Family Bathroom |                  |               |

Please note dimensions are rounded and may alter slightly during the construction process.



# Meadow View

## PLOT 2



### Roseleigh

#### Plot 2

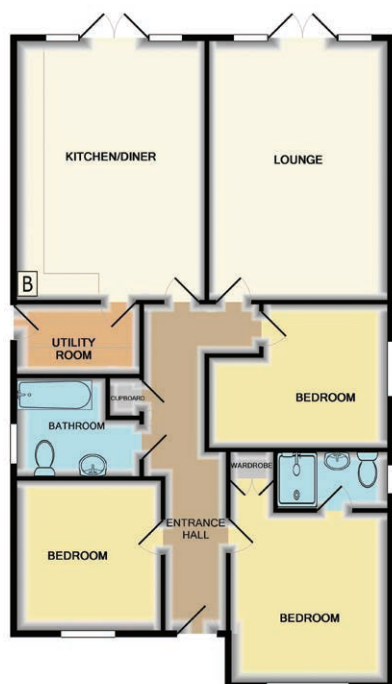
|               |               |                                            |
|---------------|---------------|--------------------------------------------|
| Lounge        | 5.4m x 3.35m  | (17'8 x 11')                               |
| Kitchen/Diner | 6.6m x 3.5m   | (21'4 x 11'5)                              |
| Bedroom One   | 3.95m x 3.35m | (13' x 11')<br>(with en suite shower room) |

|               |            |                                   |
|---------------|------------|-----------------------------------|
| Bedroom Two   | 3.2m x 3m  | (10'5 x 9'9)                      |
| Bedroom Three | 3.05m x 3m | (10' x 9'9)<br>(plus door recess) |

|              |             |             |
|--------------|-------------|-------------|
| Bathroom     |             |             |
| Utility Room | 2.7m x 1.4m | (8'9 x 4'6) |

Please note dimensions are rounded and may alter slightly during the construction process.

The information contained within these sales particulars should not be relied upon as statements or representation of fact. Prospective purchasers should note that any elevations, room sizes / layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Any specification shown is correct at the time of printing. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey.

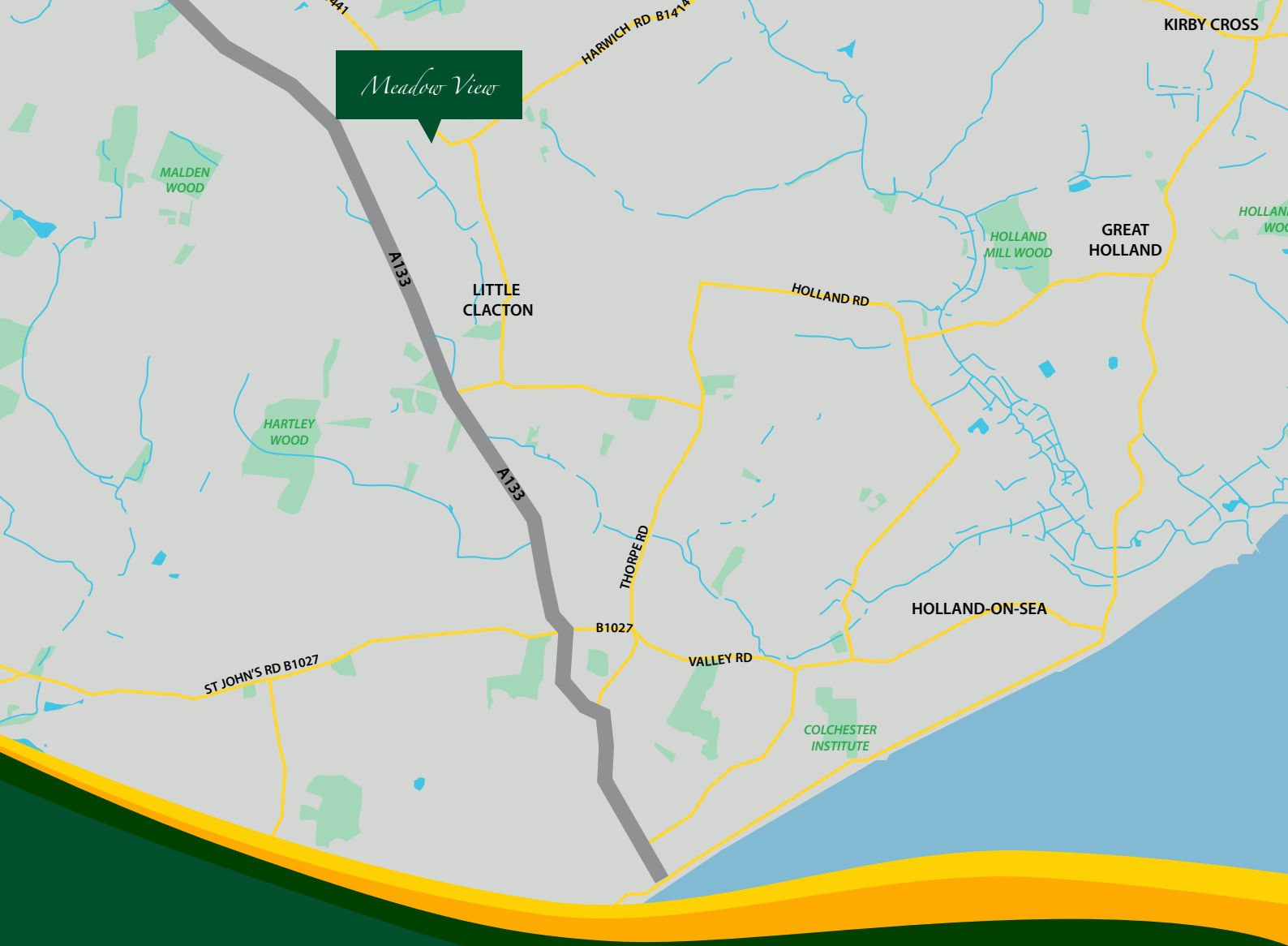


## Cherry Blossom

### Plot 3

|               |                             |                |
|---------------|-----------------------------|----------------|
| Lounge        | 5.45m x 4.1m                | (17'9 x 13'5)  |
| Kitchen/Diner | 5.45m x 4.1m                | (17'9 x 13'5)  |
| Bedroom One   | 3.95m x 3.65m               | (13' x 12')    |
|               | (with en suite shower room) |                |
| Bedroom Two   | 3.5m x 3.35m                | (11'5 x 11')   |
| Bedroom Three | 3.65m x 3.35m               | (12' x 11'max) |
| Bathroom      |                             |                |
| Utility Room  | 2.9m x 1.65m                | (9'5 x 5'4)    |

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