



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



MILL LANE, WEELEY HEATH, CO16 9BG

GUIDE PRICE £500,000

Guide Price £500,000-£520,000. Situated on a designated 'quiet lane' in the sought after area of Weeley Heath and affording field views to rear, this 2018 built, three bedroom detached bungalow. The property has been maintained impeccably and benefits from an orangery extension carried out by the current owners which looks over the South facing garden and fields beyond.

- Three Bedrooms
- En-Suite to Master Bedroom
- Garage with Electric Door
- Orangery Extension
- Field Views
- EPC B
- South Facing Garden
- Weeley Heath
- 5 Years NHBC Warranty Remaining



enq@lambandcoproperty.co.uk www.lambandcoproperty.co.uk

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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

14'4 into bay x 9'8 (4.37m into bay x 2.95m)



SHOWER ROOM

7'8 x 6'10 (2.34m x 2.08m)



BEDROOM ONE

16'9 x 8'11 to wardrobes (5.11m x 2.72m to wardrobes)



EN-SUITE

7' x 5'8 (2.13m x 1.73m)



BEDROOM THREE

11'11" x 9'4" (3.63m x 2.84m)



ORANGERY

12' x 11' (3.66m x 3.35m)



KITCHEN

11'11" x 11' (3.63m x 3.35m)



Underfloor heating

OUTSIDE

FRONT



LOUNGE

14'2" x 11'11" (4.32m x 3.63m)



GARAGE

Electric door

REAR



VIEW



Additional Information

Council Tax Band: D

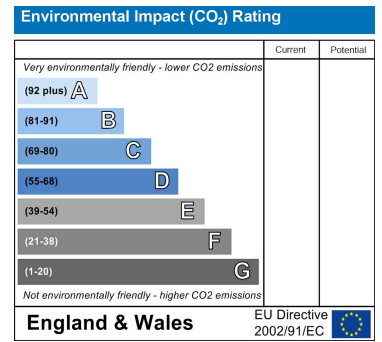
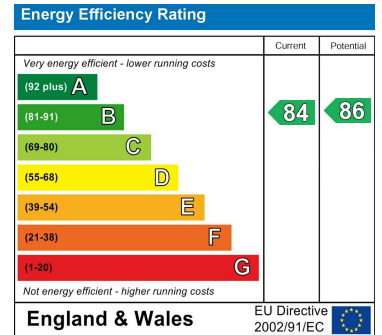
Heating: Gas central heating

Seller's Position: Relocating

Map

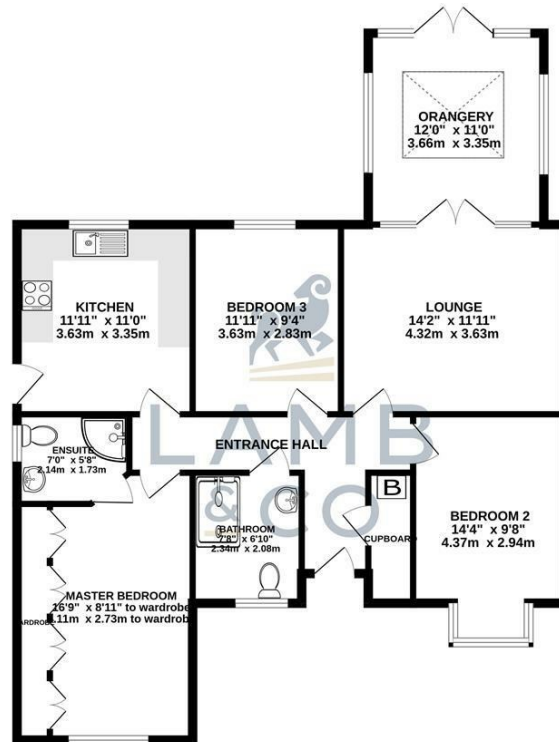


EPC Graphs



Floorplan

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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