



LAMB & CO

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Inspired by property, driven by passion.



THE NIGHTINGALES, STATION ROAD, WRABNESS, CO11 2TH PRICE £499,995

**** FORMER SHOWHOME! **** 'The Lincoln' boasts high-spec features, including advanced heating technology for reduced running costs. This former show home features a spacious lounge with garden views, seamlessly connected to a fully integrated kitchen/diner and utility room. As a former show home the buyer benefits from enhanced spec, including window dressings, carpets and flooring throughout, light fittings, and a landscaped rear garden. Luxury and comfort at its finest.

- Four Bedrooms
- Double Garage
- Energy Efficient
- New Home
- Generous Block Paved Driveway
- Fibre Broadband
- Fully Integrated Kitchen
- Air Source Heat Pump
- NHBC 10 Year Warranty



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The Nightingales

The Nightingales is a collection of just 18 high-specification three and four bedroom properties by Bennett Homes. Nestled within the idyllic rural village of Wrabness, within easy access of Manningtree and nearby towns, these exceptional homes provide a peaceful sanctuary with spacious, open-plan layouts ideal for contemporary living.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



STUDY

11'3 x 6'0 (3.43m x 1.83m)

LIVING ROOM

24'2 x 11'11 (7.37m x 3.63m)



KITCHEN/DINING AREA

20'10 x 11'0 (6.35m x 3.35m)

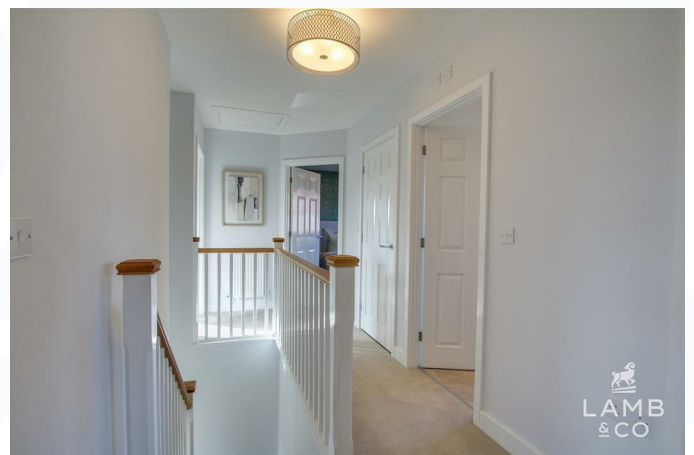


UTILITY ROOM

6'9 x 4'2 (2.06m x 1.27m)



FIRST FLOOR LANDING



BEDROOM ONE

13'4 x 10'7 (4.06m x 3.23m)



BEDROOM THREE

12'0 x 9'3 (3.66m x 2.82m)



EN SUITE



BEDROOM FOUR

11'11 x 8'10 (3.63m x 2.69m)



BEDROOM TWO

12'6 x 12'0 (3.81m x 3.66m)



BATHROOM



REAR GARDEN



REAR ASPECT



Additional Information

Heating: Air source heat pump. Underfloor heating to ground floor and radiators to first floor.

Council Tax: TBC

EPC: TBC

Estimated Annual Cost of Management Services: £195.00 (apportioned from completion to year end)

Residents Management Company for the maintenance of the roadways, shared accessways, footpaths, bin collection points, access road to sub station, shrubbed area and storm water soakaways.

Warranty provided by NHBC.

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

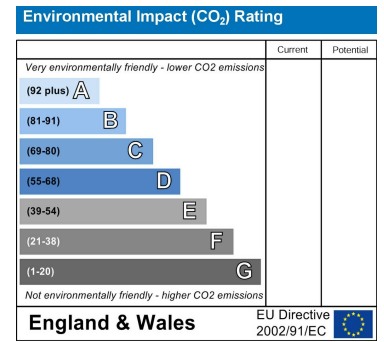
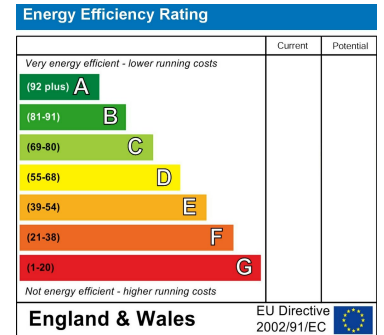
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



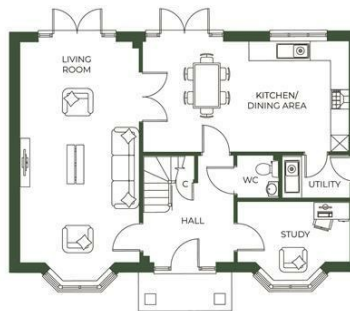
EPC Graphs



Floorplan



First Floor



Ground Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.