



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THE NIGHTINGALES, STATION ROAD, WRABNESS, CO11 2TH PRICE £460,000

'The Glemsford' is an attractive detached chalet boasting a high-specification finish and low running costs, providing luxury, comfort, and convenience. The ground floor master bedroom offers an en suite and built in wardrobes creating the perfect dressing space.

- Three Bedrooms
- Air Source Heat Pump
- Garage & Driveway
- New Home
- Underfloor Heating
- Fibre Broadband
- Rural Village Location
- En Suite
- NHBC 10 Year Warranty



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

The Nightingales

The Nightingales is a collection of just 18 high-specification three and four bedroom bungalows and houses by Bennett Homes. Nestled within the idyllic rural village of Wrabness, within easy access of Manningtree and other 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

LIVING ROOM

14'9 x 11'7 (4.50m x 3.53m)



KITCHEN/DINING ROOM

23'7 x 9'2 (7.19m x 2.79m)



MASTER BEDROOM

11'0 x 10'4 (3.35m x 3.15m)

BEDROOM TWO

16'2 x 15'4 (4.93m x 4.67m)

BATHROOM



BEDROOM THREE

16'2 x 10'5 (4.93m x 3.18m)

SITE PLAN



Additional Information

Heating: Air source heat pump. Underfloor heating.

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.

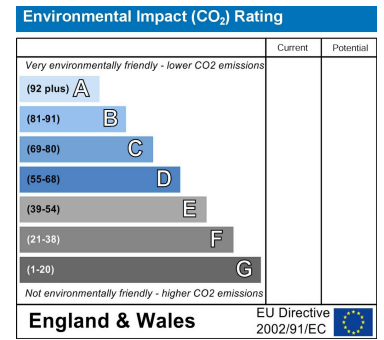
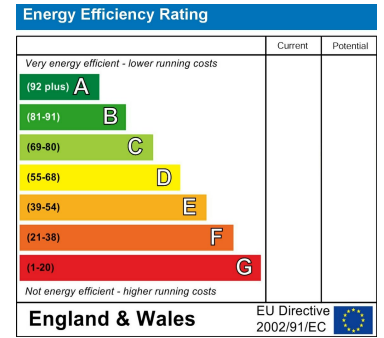
AML

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



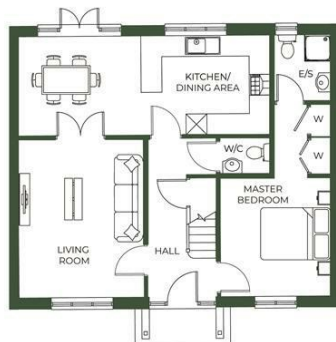
EPC Graphs



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.