



LAMB & CO

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## HUNTERS COURT, MANNINGTREE, CO11 2SQ GUIDE PRICE £490,000

**\*\* GUIDE PRICE £490,000-£515,000 \*\*** A final chance to own a brand new detached house on the prestigious 'Hunters Court' development in Wix, Manningtree. Built to a high specification with the best in traditional styling and modern features by reputable developer Bocking Homes.

- Four Bedrooms
- Field Views to Rear
- Ground Floor Office
- 1,585 Sq Ft
- Village Location/Private Cul-De-Sac
- 10 Year Warranty
- Kitchen/Diner with Bifold Doors
- EPC TBC
- En-Suite to Master



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### STUDY

9'8 x 5'8 (2.95m x 1.73m)



### WC



### KITCHEN/DINER

25' x 10'1 (7.62m x 3.07m)



### UTILITY ROOM

6'11 x 5' (2.11m x 1.52m)





## LIVING ROOM

13'10 x 11'11 (4.22m x 3.63m)



## BEDROOM ONE

17' max x 11'3 (5.18m max x 3.43m)



## FIRST FLOOR

### LANDING



## EN-SUITE

10'8 x 4'2 (3.25m x 1.27m)



## BEDROOM TWO

13'8 max x 11'11 (4.17m max x 3.63m)



## BEDROOM FOUR

8'4 x 8' (2.54m x 2.44m)



## BEDROOM THREE

13'6 x 9'11 (4.11m x 3.02m)



## BATHROOM



## OUTSIDE

### FRONT



## REAR



- 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.

## AERIAL



## Additional Information

Council Tax Band: TBC

Heating: Air source heat pump (underfloor heating to ground floor and radiators to first floor)

Seller's Position: New build - no onward chain

Garden Facing: NW

Estate Charge: Annual estate charge applies for upkeep of communal areas. Annual figure TBC

Warranty: 10 year structural warranty provided by BuildZone

## 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



## Map



## EPC Graphs

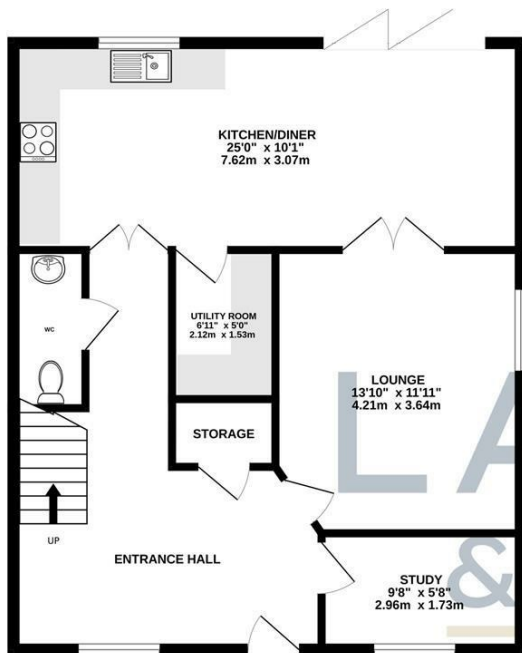
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

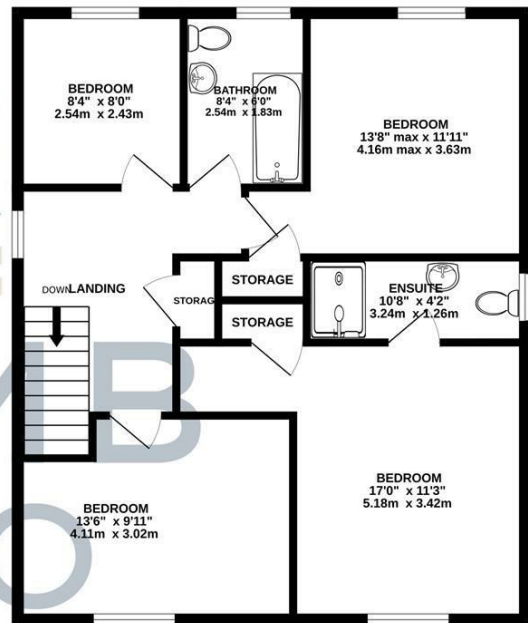
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1585sq.ft. (147.2 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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