



LAMB & CO

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



GLOUCESTER GARDENS, WEELEY HEATH, CO16 9FQ

PRICE £600,000

**** A RATED ENERGY EFFICIENCY **** Located off a designated 'quiet lane' in the sought after Weeley Heath, this beautifully presented detached house benefitting from a large frontage, four bedrooms with two en-suites, luxury kitchen, solar panels & battery storage (owned), CCTV and alarm system. The property was built in 2020 by respected regional developers Rose Builders and so benefits from the balance of a 10 year NHBC warranty.

- Four Bedrooms
- Two En-Suites
- Luxury Kitchen with Island & Integrated NEFF Appliances
- utility Room
- Field Views to Rear
- EPC A
- Solar Panels & Battery Storage
- CCTV & Alarm
- Large Frontage



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

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

17'5 x 12' (5.31m x 3.66m)



DINING ROOM/PLAY ROOM

12' x 12' (3.66m x 3.66m)



WC

6'2 x 4'11 (1.88m x 1.50m)

KITCHEN/FAMILY ROOM

16'9 x 16'7 (5.11m x 5.05m)



UTILITY ROOM

7'9" x 5'9" (2.36m x 1.75m)



EN-SUITE

7'8" x 6'5" (2.34m x 1.96m)



FIRST FLOOR

LANDING

MASTER BEDROOM

16'9" x 16'7" (5.11m x 5.05m)



BEDROOM TWO

12' x 9'8" (3.66m x 2.95m)



EN-SUITE

8'3" x 5'1" (2.51m x 1.55m)



BEDROOM THREE

16'4 max x 9'7 (4.98m max x 2.92m)



OUTSIDE

FRONT



BEDROOM FOUR

12'5 x 7'9 (3.78m x 2.36m)



REAR



BATHROOM

8' x 7'5 (2.44m x 2.26m)



Additional Information

Council Tax Band: E

Heating: Gas central heating - underfloor heating to ground floor/radiators to first floor

Seller's Position: Complete onward chain

Garden Facing: North West

Broadband: Fibre

Services: Mains electricity, gas, water and drainage

Solar Panels: System comprises 18 panels and 2 storage batteries in the loft (installed 2022)

Section 21 Declaration

Under the section 21 of the 1979 Estate Agents Act we are required to disclose that this property is owned by an employee of Lamb & Co.

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

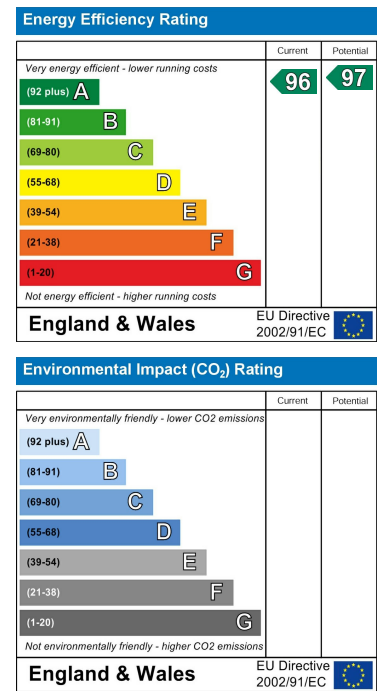
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



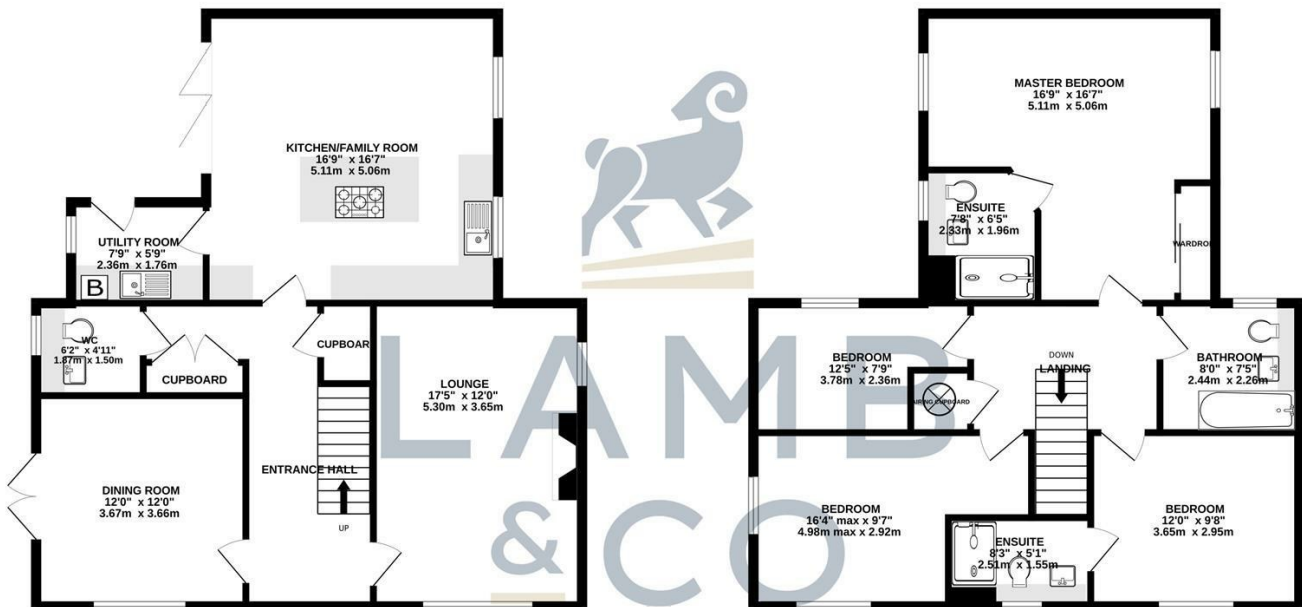
EPC Graphs



Floorplan

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 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.
Made with Metropix ©2024



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.