



LAMB & CO

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Inspired by property, driven by passion.



## CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICES FROM £625,000

Introducing 'Amberwood' a select development of just 6, executive detached properties offering 1,722 - 1,894 Sq Ft of accommodation and situated in the sought after location of Weeley Heath. Due for completion later in 2024, all properties benefit from a high spec finish, two en-suites, includes LVT flooring & turf, single/double garage and a 10 year BuildZone Warranty. Register your interest now!

- Small Development of Executive Detached Houses
  - High Spec Finishes
  - Single/Double Garages

- Four Bedrooms
- Completion Later in 2024
- Choose From 3 House Types

- Weeley Heath
- 1722 - 1894 Sq Ft



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## HOUSE TYPE A

Plots 1 & 2  
1,894 Sq Ft  
Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room  
First floor: four bedrooms, two en-suites, family bathroom

## HOUSE TYPE B

Plot 3  
1,722 Sq Ft  
Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room  
First floor: four bedrooms, two en-suites, family bathroom

## HOUSE TYPE C

Plots 4, 5, 6  
1,819 Sq Ft  
Double Garage (plot 4)  
Single Garage (plots 5 & 6)

Ground floor: lounge, study/dining room, WC, kitchen/family room, two bedrooms, one en-suite.  
First floor: two bedrooms, one en-suite, family Jack & Jill bathroom

## Additional Information

Council Tax Band: TBC  
Heating: Air Source Heat Pump - Underfloor to ground floor, radiators to first floor  
Services: Electricity, mains water and drainage  
Warranty: 10 Year BuildZone Warranty  
Additional Charges: An Estate Charge towards annual maintenance of the private road will be payable annually (amount TBC)  
Garden Facing: S/W

## Agents Note Sales

Some images are computer generated and provided as indicative only, final finishes may vary slightly. We recommend any prospective

purchasers verify full specification before making an offer.



## 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.

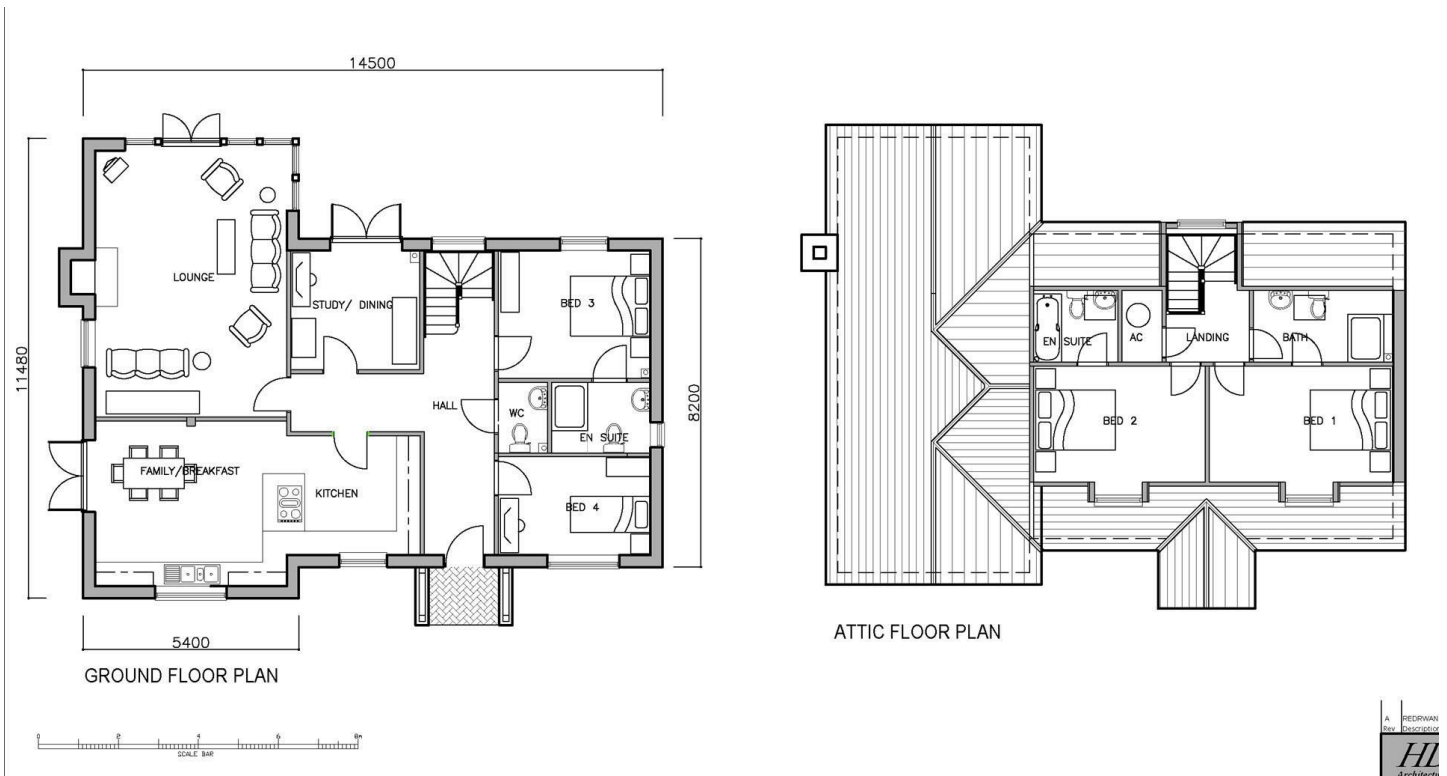
## Map



## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Floorplan



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.