



LAMB & CO

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## CRAVENWOOD CLOSE, WEELEY, CO16 9DG

PRICE £500,000

Cravenwood Close is a peaceful, gated community in the village of Weeley, set in impressive grounds for the enjoyment exclusively of the residents. The property is tucked in the corner benefiting from a double garage, recently upgraded kitchen, field views to rear and is presented exceptionally well throughout.

- Three Bedrooms
- Gated Community
- Double Garage
- Superbly Presented
- Field Views
- EPC C

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## Entrance Hall

16'0" x 14'8" (4.88m x 4.47m)



## Dining Room/Reception

16'0" x 14'8" (4.88m x 4.47m)



## Lounge

14'0" x 11'0" (4.27m x 3.35m)



## Kitchen/Diner

18'0" x 10'3" (5.49m x 3.12m)



## W/C

7'7" x 3'0" (2.31m x 0.91m)



## Landing



## Bedroom Two

12'0" x 10'4" (3.66m x 3.15m)



## Bedroom One

14'6" x 14'0" (4.42m x 4.27m)



## Bedroom Three

10'5" x 10'4" (3.18m x 3.15m)



## Ensuite

8'2" x 6'0" (2.49m x 1.83m)



## Bathroom

7'4" x 6'7" (2.24m x 2.01m)



## Double Garage

## Front Aspect

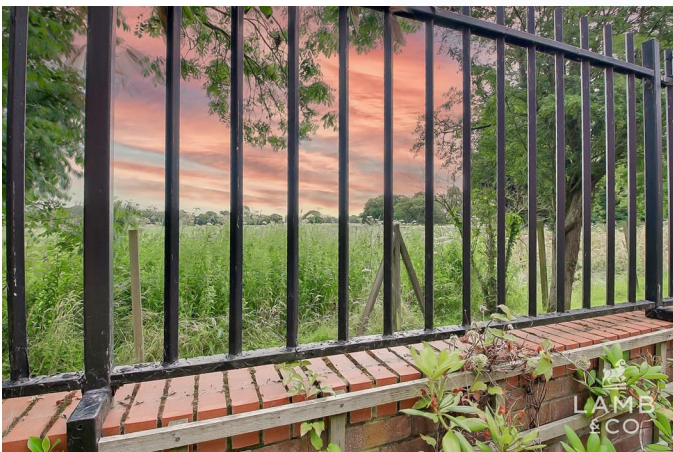
## Garden



## Rear Aspect



## View To Rear



## Aerial



## Additional Info

Council Tax Band: D

Heating: Gas Central

Services: Mains

Broadband: Ultrafast Fibre Broadband

Mobile Coverage: EE-Limited, O2-Likely, Vodafone-Limited

Construction: Conventional cavity wall

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very low

Additional Charges: Estate Charge - £700 P/A

Seller's Position: Purchasing Onwards

Garden Facing: North East

## 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.

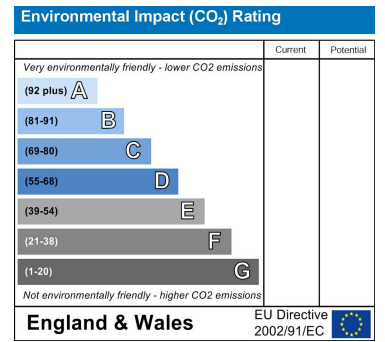
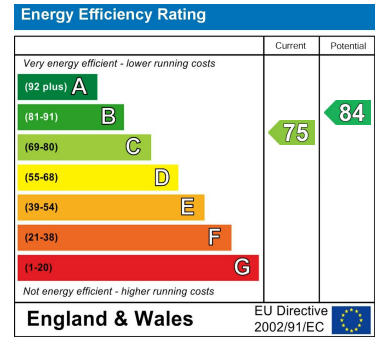
## AML

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.

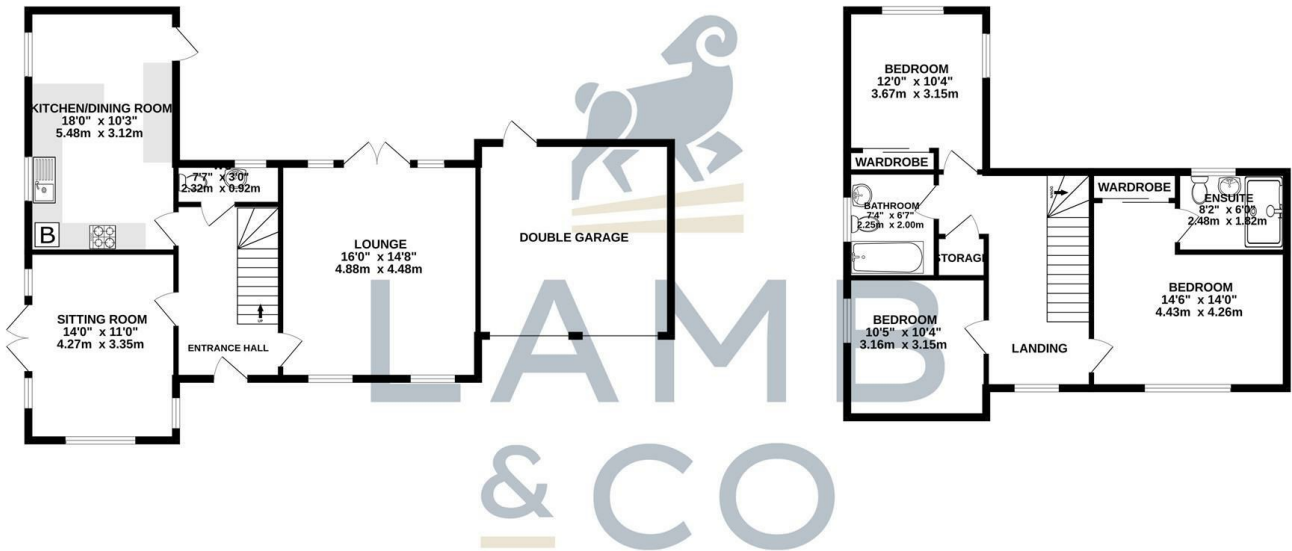
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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