



LAMB & CO

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Inspired by property, driven by passion.



## THE NIGHTINGALES, STATION ROAD, WRABNESS, CO11 2TH PRICE £524,995

'The Beyton' is a handsome double bay fronted house boasting high-spec features, including advanced heating technology for reduced running costs. This imposing new home features a spacious lounge with garden views, a separate dining room/study, and a fully integrated kitchen/family room with the added convenience of a utility room. Externally, a double garage and driveway parking for more than one vehicle add to the practicality and comfort.

- Four Bedrooms
- Two Reception Rooms
- Air Source Heat Pump
- Flooring Included
- En Suite to Two Bedrooms
- Fibre Broadband
- Double Garage
- Energy Efficient
- NHBC 10 Year Warranty



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## The Nightingales

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

### CLOAKROOM

### LIVING ROOM

22'2 x 12'0 (6.76m x 3.66m)



### STUDY/ DINING ROOM

11'7 x 9'11 (3.53m x 3.02m)

### KITCHEN

12'8 x 9'8 (3.86m x 2.95m)

### FAMILY AREA

15'2 x 10'0 (4.62m x 3.05m)

### UTILITY ROOM

5'11 x 5'1 (1.80m x 1.55m)

### FIRST FLOOR

## FIRST FLOOR LANDING

### PRIMARY BEDROOM

13'4 x 11'0 (4.06m x 3.35m)

### EN SUITE

### BEDROOM TWO

14'4 x 9'8 (4.37m x 2.95m)

### EN SUITE

### BEDROOM THREE

10'4 x 9'11 (3.15m x 3.02m)

### BEDROOM FOUR

12'2 x 8'5 (3.71m x 2.57m)

### BATHROOM

### OUTSIDE

### REAR GARDEN

### Additional Info

Council Tax Band: TBC

Heating: Air source heat pump, underfloor to ground floor, radiators to first floor

Services:

Broadband: Fibre

Mobile Coverage:

Construction: 2023

Restrictions:

Rights & Easements:

Flood Risk:

Additional Charges:

Seller's Position: New home

Garden Facing: 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.

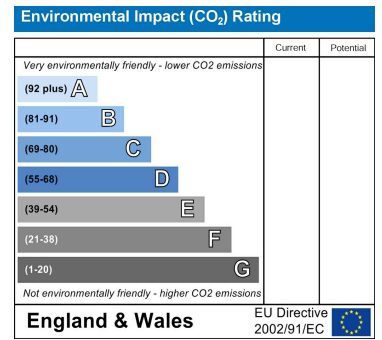
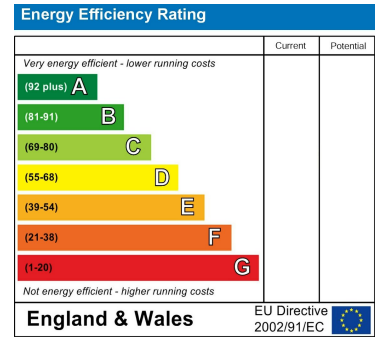




## Map



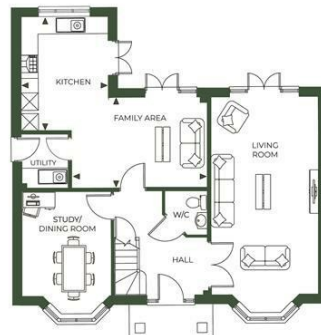
## EPC Graphs



## Floorplan



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.