









# MILL LANE, WEELEY HEATH, CO16 9BG

# GUIDE PRICE £515,000

Guide Price £515,000-£525,000. Situated on a designated 'quiet lane' in the sought after area of Weeley Heath and affording field views to rear, this 2018 built, three bedroom detached bungalow. The property has been maintained impeccably and benefits from an orangery extension carried out by the current owners which looks over the South facing garden and fields beyond.

- Three Bedrooms
- Orangery Extension
- South Facing Garden
- En-Suite to Master Bedroom
  - Field Views
  - Weeley Heath

- Garage with Electric Door
  - EPC B
- 5 Years NHBC Warranty Remaining



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### **ENTRANCE HALL**

### **BEDROOM TWO**

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



### SHOWER ROOM

7'8 x 6'10 (2.34m x 2.08m)



### **BEDROOM ONE**

16'9 x 8'11 to wardrobes (5.11m x 2.72m to wardrobes)



### **EN-SUITE**

7' x 5'8 (2.13m x 1.73m)



### **BEDROOM THREE**

11'11 x 9'4 (3.63m x 2.84m)



**KITCHEN** 

11'11 x 11' (3.63m x 3.35m)



### LOUNGE

14'2 x 11'11 (4.32m x 3.63m)



### **ORANGERY**

12' x 11' (3.66m x 3.35m)



Underfloor heating

### **OUTSIDE**

### **FRONT**



**GARAGE** Electric door



### REAR



### **VIEW**



# **Additional Information**

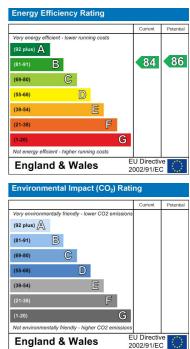
Council Tax Band: D Heating: Gas central heating Seller's Position: Found



### Map

# Weeley Heath

# **EPC Graphs**

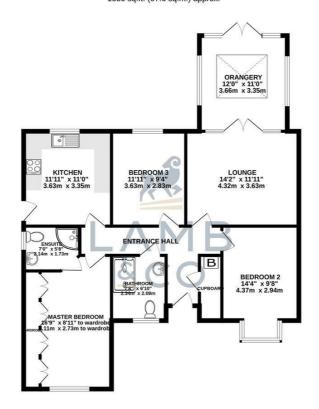


## Floorplan

Coople



Map data @2025



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