



LAMB & CO

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



HEATH ROAD, TENDRING, CO16 0BX

GUIDE PRICE £550,000

**** Guide Price £550,000 - £575,000 **. Light, spacious rooms and classic design meet with contemporary styling to offer a luxury family home. Finished to a high standard throughout and positioned in the sought after village of Tendring, Willow House features open plan living, a utility room, two en-suites and an integral garage. PART EXCHANGE CONSIDERED.**

- Four Bedrooms
- Two En-Suites
- Approx. 2,000 Sq Ft
- Built 2023
- Sought After Village Location
- Balance of 10 Year Structural Warranty
- Integral Garage
- EPC C
- Utility Room

SPECIFICATION

- Solar PV Panels
- EV Charger
- Electric Garage Door
- Landscaped gardens
- Kitchen with Quartz worktops and AEG appliances
- Underfloor Heating to Ground Floor
- Modern Bathroom Suites & Complimentary Tiling

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



CLOAKROOM

LOUNGE/ DINER

13'10 x 12'7 (4.22m x 3.84m)

KITCHEN

12'4 x 9'4 (3.76m x 2.84m)

UTILITY ROOM

10'4 x 7'0 (3.15m x 2.13m)

GARAGE

22'10 x 9'9 (6.96m x 2.97m)

FIRST FLOOR

LANDING



BEDROOM ONE

16'5 x 12'6 (5.00m x 3.81m)



EN SUITE

5'9 x 5'6 (1.75m x 1.68m)

DRESSING ROOM

6'6 x 5'6 (1.98m x 1.68m)

BEDROOM TWO

18'2 x 10'7 (5.54m x 3.23m)



EN SUITE

9'4 x 4'0 (2.84m x 1.22m)

BEDROOM THREE

16'9 x 10'5 (5.11m x 3.18m)



BEDROOM FOUR

13'9 x 10'5 (4.19m x 3.18m)



BATHROOM

9'3 x 8'0 (2.82m x 2.44m)

OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: F

Heating: LPG central heating

Services: Mains electricity & water

Drainage: Private sewage treatment plant (installed 2023)

Broadband: Fibre (upto 900mbps via County Broadband)

Mobile Coverage: EE, Three, O2 - Limited | Vodafone - None

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Warranty: Balance of 10 Year Structural Warranty provided by BuildSafe

Flood Risk: Rivers & Sea - Very Low | Surface Water - Very Low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: South

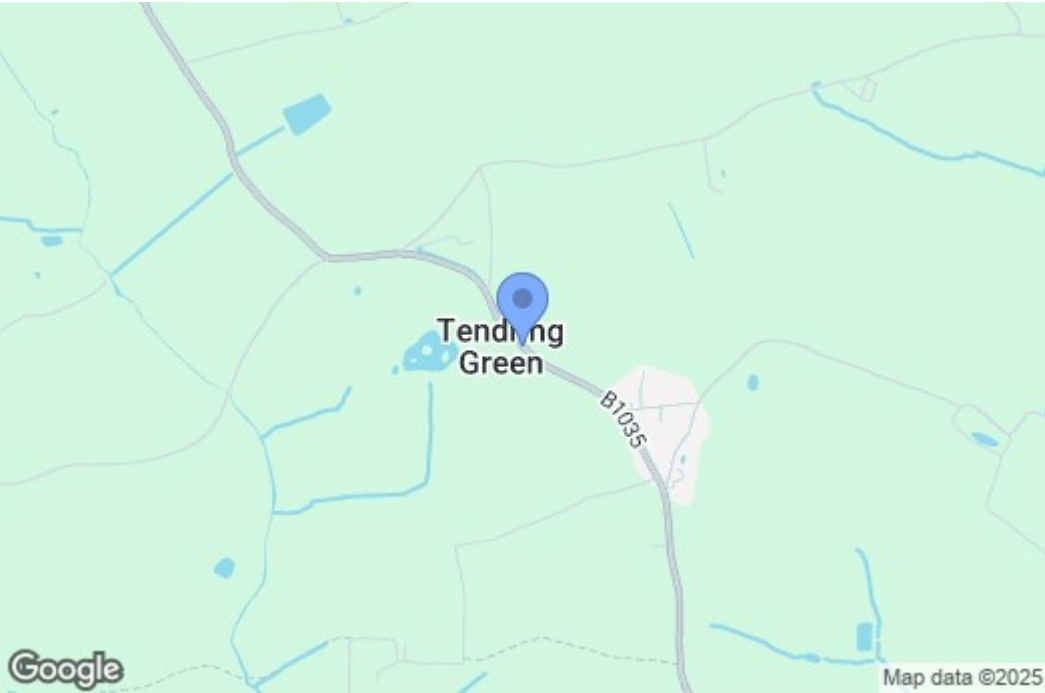
Agents Note Sales

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.

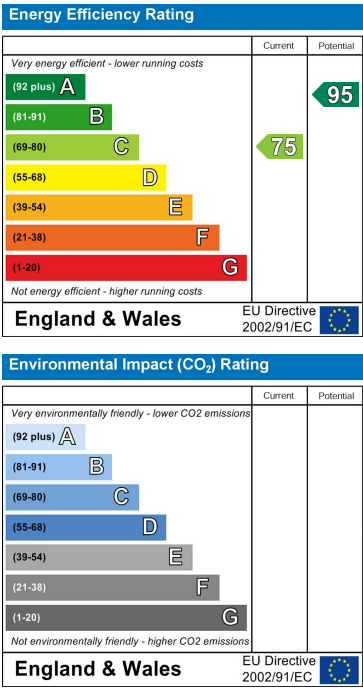
AML

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.

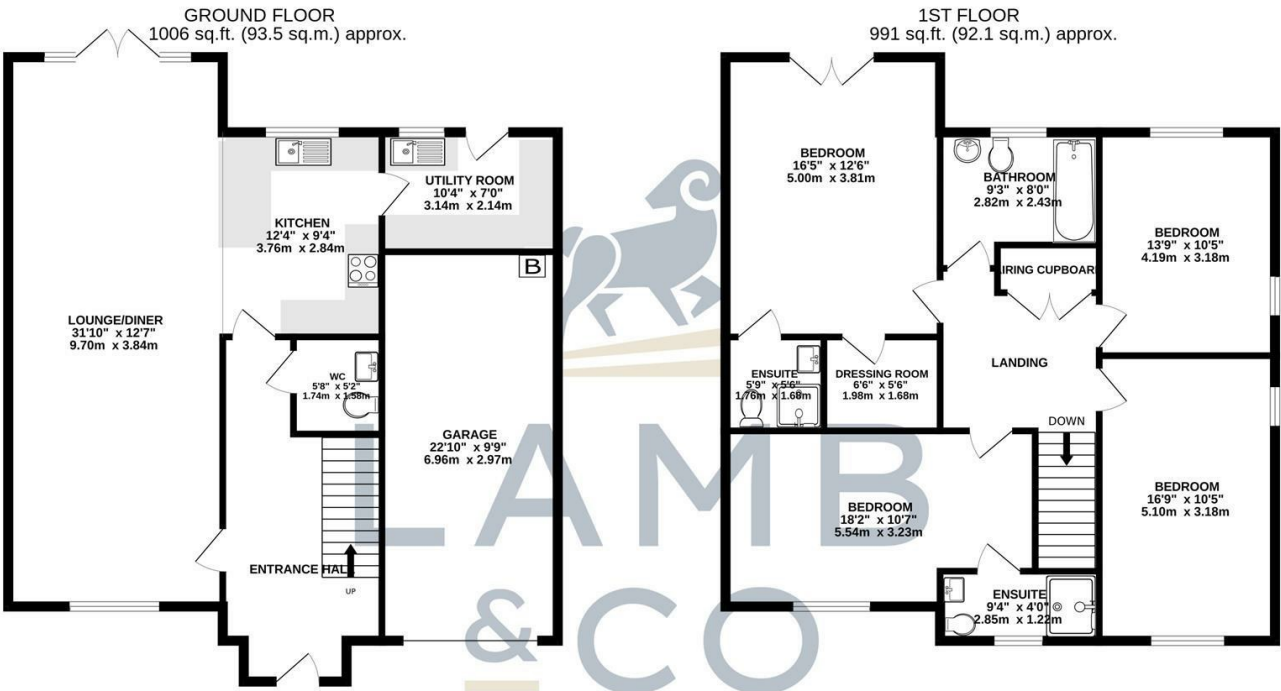
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1997 sq.ft. (185.6 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 ©2023

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 firms employment has the authority to make or give any representation or warranty in respect of the property.