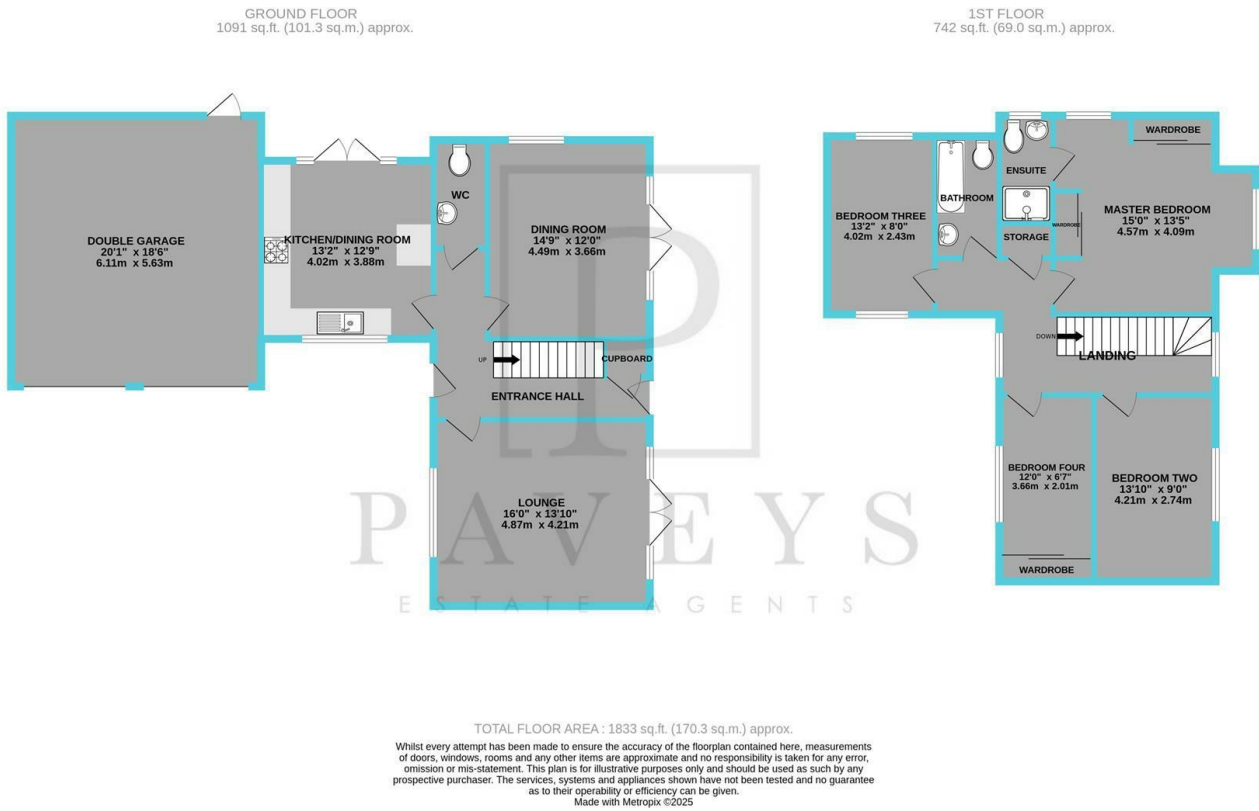




20, Cravenwood Close
Weeley Heath, CO16 9DG

Price £475,000 Freehold

An opportunity to purchase this DETACHED FAMILY HOME set in an exclusive and private Mews Development in the village of Weeley. Key features include two reception rooms with doors to the garden, attractive kitchen breakfast room with double doors to rear garden, master bedroom with en- suite shower room, three further bedrooms and bathroom. Landscaped gardens wrap around the property and have composite decking and an ornamental pond. The front is fully block paved with off road parking to the front of the double garage. Cravenwood Close is a small development of properties set in attractive gated and landscaped grounds. Weeley is a small community with a village store, several public houses, primary school and mainline train services to Chelmsford and Central London. An internal viewing is highly recommended in order to appreciate this property and its location.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

Wooden glazed entrance door, double glazed door to rear garden, smooth and coved ceiling, Herringbone Oak Engineered flooring, storage cupboard radiator.

CLOAKROOM

Low level W/C, wash hand basin, tiled flooring.

LOUNGE 16' x 13'10 (4.88m x 4.22m)

Double glazed windows to front and rear aspects, double glazed double doors to garden, smooth and coved ceiling, fitted carpet, radiator.

DINING ROOM 14'9 x 12' (4.50m x 3.66m)

Double glazed window to side aspect and double glazed double doors onto garden, smooth and coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM 13'2 x 12'9 (4.01m x 3.89m)

Double glazed window to front aspect and double glazed double doors onto garden, smooth and coved ceiling, matching high gloss over and under counter units, granite worktops, Bosch double oven/hob, integrated washing machine, dishwasher and fridge freezer, spotlights, tiled flooring.

FIRST FLOOR LANDING

Double glazed windows to front and rear aspects, smooth and coved ceiling with spot lights, airing cupboard, loft access, fitted carpet, radiator.

MASTER BEDROOM 15' x 13'5 (4.57m x 4.09m)

Double glazed windows to rear and side aspects, smooth and coved ceiling, two fitted wardrobes, fitted carpet, radiator, door to

EN-SUITE SHOWER ROOM

Double glazed window to side, smooth ceiling, suite comprising of a level W/C, enclosed shower cubicle, wash hand basin, fully tiled walls and floor, chrome heated towel rail.

BEDROOM TWO 13'10 x 9' (4.22m x 2.74m)

Double glazed window to rear, smooth and coved ceiling, fitted carpet, radiator.

BEDROOM THREE 13'2 x 8'0 (4.01m x 2.44m)

Double glazed window to front and side, smooth and coved ceiling, fitted carpet, radiator.

BEDROOM FOUR 12'0 x 6'7 (3.66m x 2.01m)

Double glazed window to front, smooth and coved ceiling, built in wardrobe, fitted carpet, radiator.

BATHROOM

Modern white suite comprising of a low level W/C, pedestal wash hand basin, panelled bath, part tiled walls, tiled floor.

OUTSIDE FRONT

Generous block paved driveway to the front of the garage providing ample off road parking, flower and shrub borders.

OUTSIDE REAR

Beautiful landscaped gardens wrap around the property which are laid to lawn with composite decking and flower and shrub raised borders. The garden is retained by enclosed panel fencing. Ornamental pond with stone chippings, outside lighting. Courtesy door with access to the garage.

DOUBLE GARAGE 20'1 x 18'6 (6.12m x 5.64m)

Two up and over doors one is which is electrically operated, pitched and tiled roof, power and light connected (not tested by Agent), loft storage, courtesy door to rear.

THE GROUNDS

AGENTS NOTES

The vendors have advised that there is a service charge of £900 per annum payable for the upkeep of the ground and gates.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.