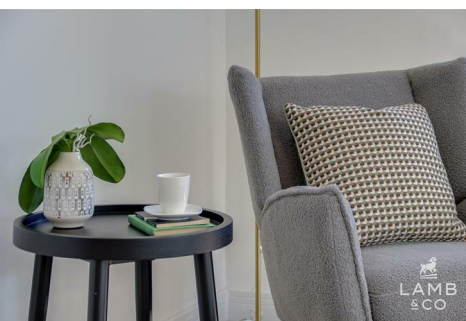




LAMB & CO

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Inspired by property, driven by passion.



## CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICE £575,000

**\*5% DEVELOPER CONTRIBUTION\*** This brand new detached home offers versatile accommodation with two ground floor bedrooms (one with en-suite) and two first floor bedrooms. The property benefits from a luxury kitchen with integrated appliances, two en-suites, double garage, LVT flooring, landscaped gardens and a 10 year BuildZone Warranty. 'Amberwood' is a select development of just 6, executive detached properties by North Essex Homes, situated in the sought after location of Weeley Heath..

- Versatile Detached Chalet Style House
- South Westerly Facing Garden
- Two Ground Floor Bedrooms
- Four Bedrooms
- Double Garage
- Lounge with Vaulted Ceiling
- Two En-Suites
- EPC TBC
- \*5% DEVELOPER CONTRIBUTION\*



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### ENTRANCE HALL

#### LOUNGE

21'6 x 15'2 (6.55m x 4.62m)

#### DINING ROOM/RECEPTION

10'3 x 9'5 (3.12m x 2.87m)

#### KITCHEN/DINER

26'5 x 13'1 max (8.05m x 3.99m max)

#### WC

#### BEDROOM ONE

11'11 x 10'2 (3.63m x 3.10m)

#### EN-SUITE

7'6 x 5'6 (2.29m x 1.68m)

#### BEDROOM TWO

11'11 x 7'6 (3.63m x 2.29m)

#### FIRST FLOOR

#### LANDING

#### BEDROOM THREE

13'10 x 9'4 (4.22m x 2.84m)

#### EN-SUITE

7' x 5'9 (2.13m x 1.75m)

#### BEDROOM FOUR

14'9 x 9'4 (4.50m x 2.84m)

#### BATHROOM

9'10 x 5'9 (3.00m x 1.75m)

#### OUTSIDE

#### FRONT

#### REAR

#### DOUBLE GARAGE

#### THE DEVELOPMENT

#### HOUSE TYPE A

Plots 1 & 2

1,894 Sq Ft

Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room

First floor: four bedrooms, two en-suites, family bathroom

#### HOUSE TYPE B

Plot 3

1,722 Sq Ft

Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room

First floor: four bedrooms, two en-suites, family bathroom

#### HOUSE TYPE C

Plots 4, 5, 6

1,819 Sq Ft

Double Garage (plot 4)

Single Garage (plots 5 & 6)

Ground floor: lounge, study/dining room, WC, kitchen/family room, two bedrooms, one en-suite.

First floor: two bedrooms, one en-suite, family Jack & Jill bathroom

#### Additional Info

Council Tax Band: TBC

Heating: Air Source Heat Pump - Underfloor to ground floor, radiators to first floor

Services: Electricity, mains water and drainage

Warranty: 10 Year BuildZone Warranty

Additional Charges: An Estate Charge towards annual maintenance of the private road will be payable annually (Estimated £150 PA)



Garden Facing: South West  
Broadband: Ultrafast Fibre  
Mobile Coverage: EE & O2 - Likely / Vodafone & Three - Limited  
Construction: Conventional cavity wall, pitched and tiled roof  
Restrictions: None  
Rights & Easements: None  
Flood Risk: Surface Water - Low / Rivers & Sea - Very Low  
Seller's Position: New Build - no onward chain

### Agents Note Sales

Some images are computer generated and provided as indicative only, final finishes may vary slightly. We recommend any prospective purchasers verify full specification before making an offer.

### AML

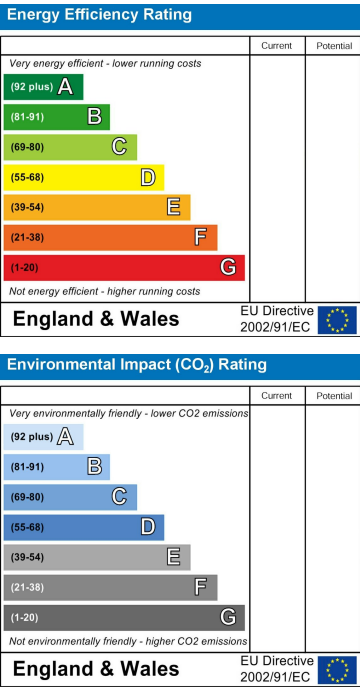
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



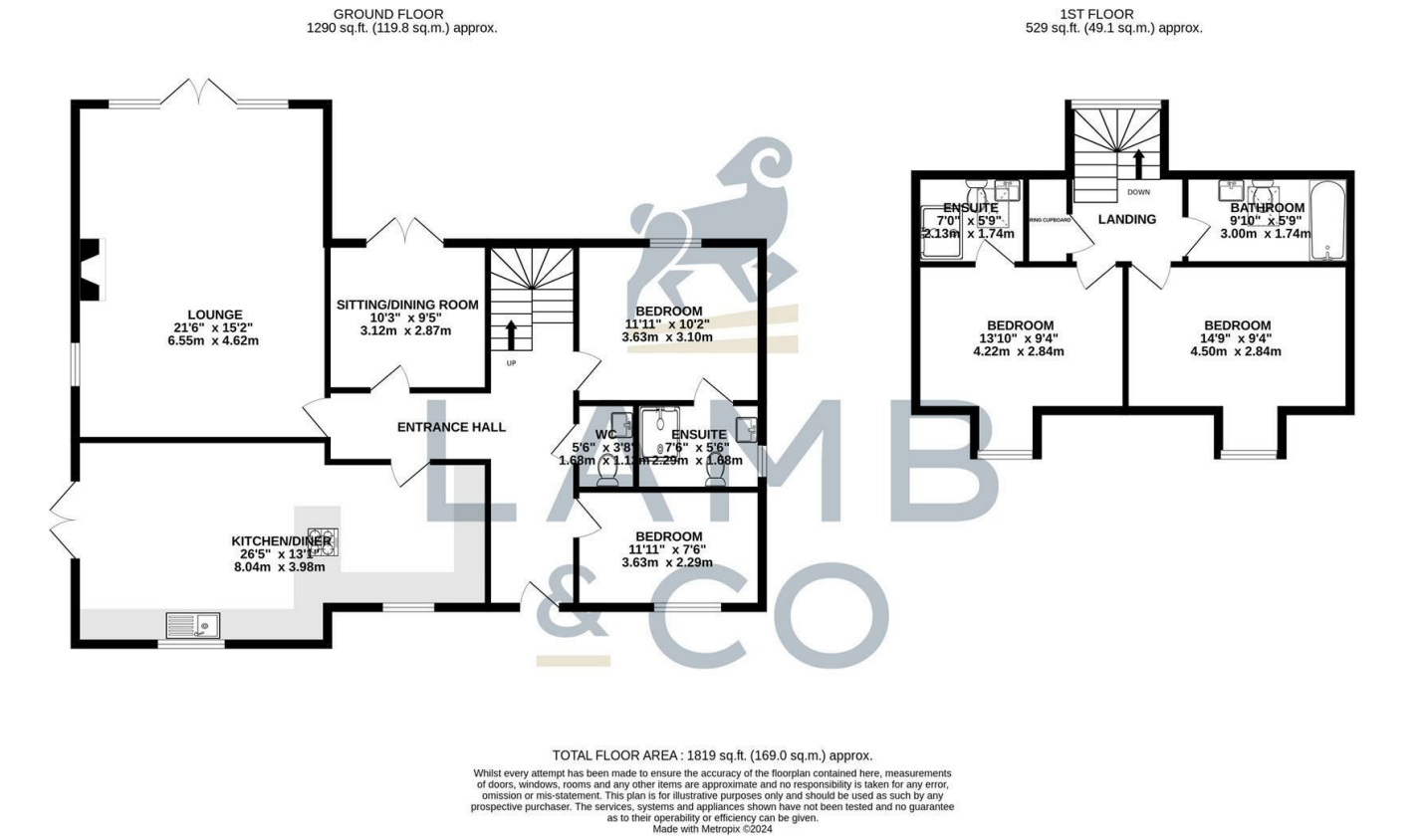
Map



EPC Graphs



Floorplan



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