



LAMB & CO

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## CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICE £550,000

**\*5% DEVELOPER CONTRIBUTION\*** This impressive brand new detached house 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. (internal photos are from a different plot of the same house type)..

- Small Development of Executive Detached Houses
- South Westerly Facing Garden
- Ready to View
- Four Bedrooms
- Double Garage
- Choose From 3 House Types
- 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

19'6 +bay x 14'7 (5.94m +bay x 4.45m)

#### DINING ROOM/RECEPTION

12'1 x 12' +bay (3.68m x 3.66m +bay)

#### WC

#### KITCHEN/DINER

18'1 x 13'2 (5.51m x 4.01m)

#### UTILITY ROOM

8'6 x 7' (2.59m x 2.13m)

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

13'2 x 12'9 (4.01m x 3.89m)

#### DRESSING AREA

5'10 x 5'4 (1.78m x 1.63m)

#### EN-SUITE

6'9 x 5'4 (2.06m x 1.63m)

#### BEDROOM TWO

12'1 x 12' (3.68m x 3.66m)

#### EN-SUITE

7'4 x 6' (2.24m x 1.83m)

#### BEDROOM THREE

14'4 max x 10'9 (4.37m max x 3.28m)

#### BEDROOM FOUR

14'6 x 8'4 (4.42m x 2.54m)

#### BATHROOM

9'1 x 7'6 (2.77m x 2.29m)

#### 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 1

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



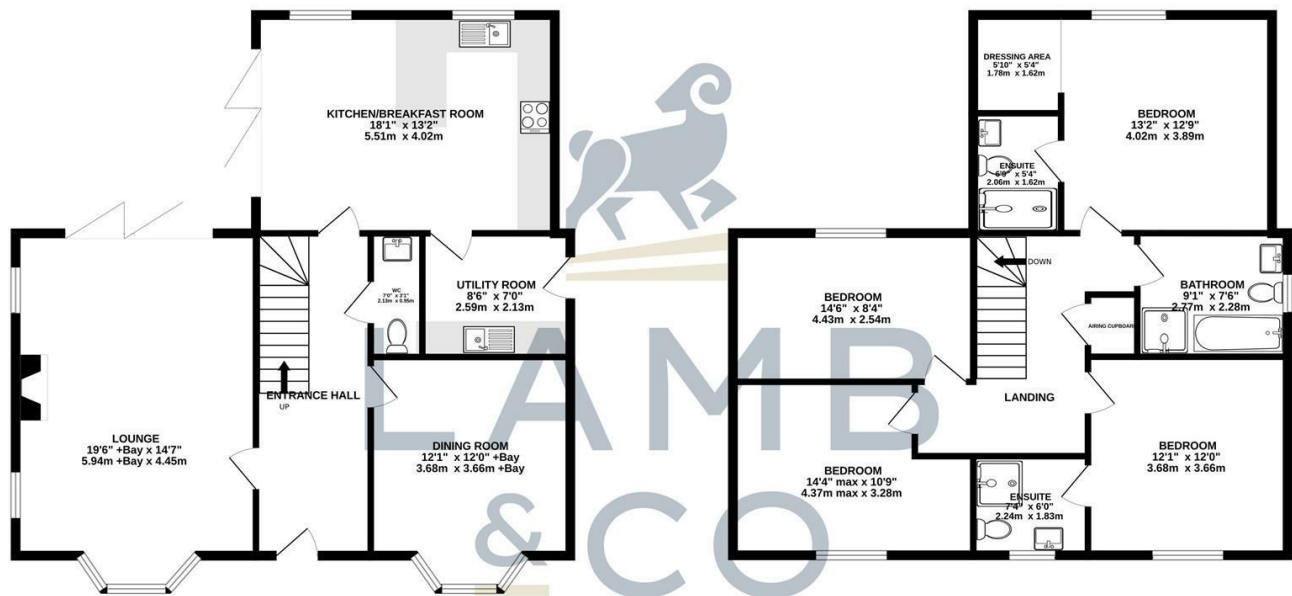
EPC Graphs



Floorplan

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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.

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