



LAMB & CO

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



CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICE £525,000

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*



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

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



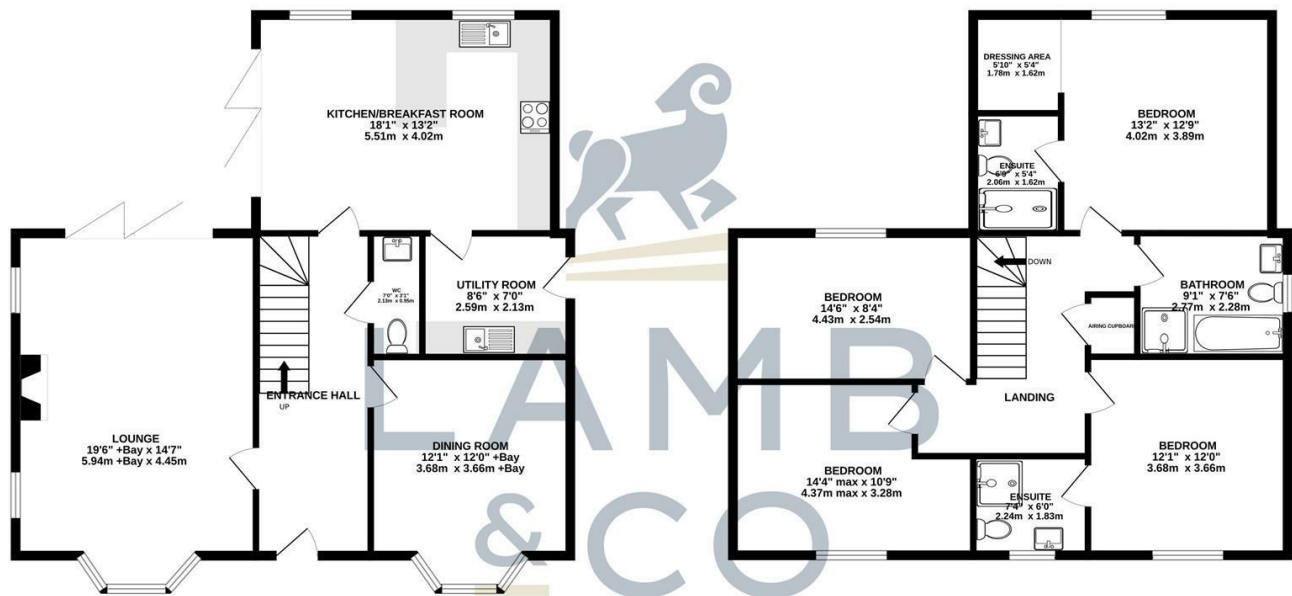
EPC Graphs



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.

Made with Metropix ©2024

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.