

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



CLACTON ROAD, WEELEY HEATH, CO16 9EF PRICE £530,000

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.

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 16'2 x 14'4 (4.93m x 4.37m)

STUDY/DINING ROOM 11'2 x 10' (3.40m x 3.05m)

WC

KITCHEN/DINER 19'6 x 12'11 (5.94m x 3.94m)

UTILITY ROOM 6'9 x 6'5 (2.06m x 1.96m)

FIRST FLOOR

LANDING

MASTER BEDROOM 12'11 x 11'5 min (3.94m x 3.48m min)

EN-SUITE 9'5 x 7'7 (2.87m x 2.31m)

BEDROOM TWO 10'11 x 10'3 (3.33m x 3.12m)

EN-SUITE 8'7 x 4'11 (2.62m x 1.50m)

BEDROOM THREE 12'6 x 10' max (3.81m x 3.05m max)

BEDROOM FOUR 10'5 x 10'3 (3.18m x 3.12m)

BATHROOM 7' x 6'11 (2.13m x 2.11m) 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.

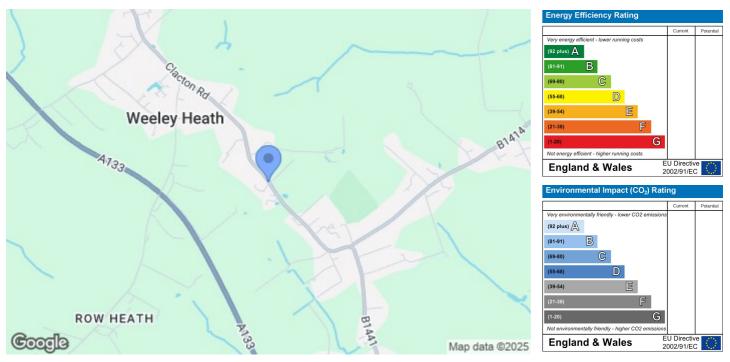
AML

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.

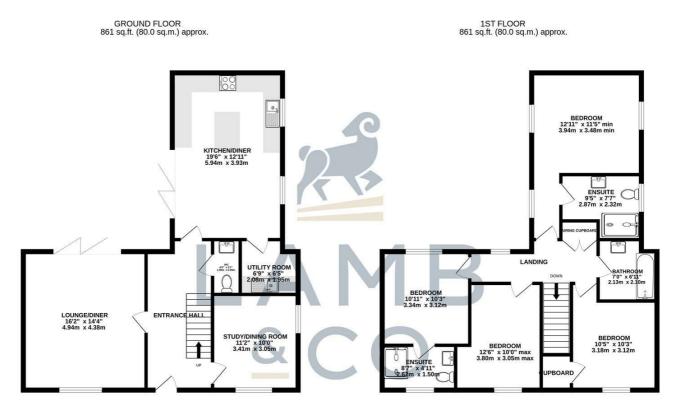


Мар

EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1722sq.ft. (160.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpine 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 openality or efficiency can be given.

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.

