



LAMB & CO

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HILLIARDS ROAD, GREAT BROMLEY, CO7 7UT

GUIDE PRICE £725,000

** Guide Price £725,000-£750,000 ** An exceptional opportunity to acquire this bespoke, new build detached bungalow, set amongst tranquil countryside whilst also offering easy access to the A120.

The property offers spacious accommodation of almost 2,000 Sq Ft plus a double garage on a secure, gated plot of approximately 0.3 acres. Internally the property is finished to a high specification including; shaker style kitchen with integrated appliances and stone worktops, open-plan living space with vaulted ceiling and bi-folding doors, cosy separate lounge with log burner, fully tiled bathrooms, Electric gates, alarm system, landscaped grounds and a 10 year warranty for peace of mind.

- Bespoke New Build Bungalow
- Solar Panels & Underfloor Heating
- Double Garage & Extensive Driveway
- Circa 1,900 Sq Ft
- Countryside Views
- Move-In Ready
- Gated 0.3 Acre Plot
- EPC B



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ENTRANCE HALL



BEDROOM

16'0" x 13'0" (4.88m x 3.96m)



OPEN PLAN KITCHEN/FAMILY ROOM

30'6" x 22'0" (9.30m x 6.71m)



ENSUITE

9'9" x 4'7" (2.97m x 1.40m)



LOUNGE

19'5" x 15'2" (5.92m x 4.62m)



BEDROOM

14'8" x 13'0" (4.47m x 3.96m)



BEDROOM

15'0" x 11'0" (4.57m x 3.35m)



BATHROOM

9'10" x 7'2" (3.00m x 2.18m)



GARDEN

GARAGE

FRONT ASPECT

REAR ASPECT



MATERIAL INFO

Council Tax Band: TBC (new build)

Heating: Underfloor- Air Source Heat Pump

Services:

Mains electricity -Yes

Mains gas -No

Mains water - Yes

Mains drainage - No

Other - Independent sewage treatment plant

Broadband: YBC

Mobile Coverage:

O2 - Limited

EE - None

Three - None

Vodafone - Limited

Construction: Conventional Cavity Wall

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: N/A

Seller's Position: Vacant

Garden Facing: East

Non-Standard Features to note: None

AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy

themselves of their condition before entering into any Legal Contract.

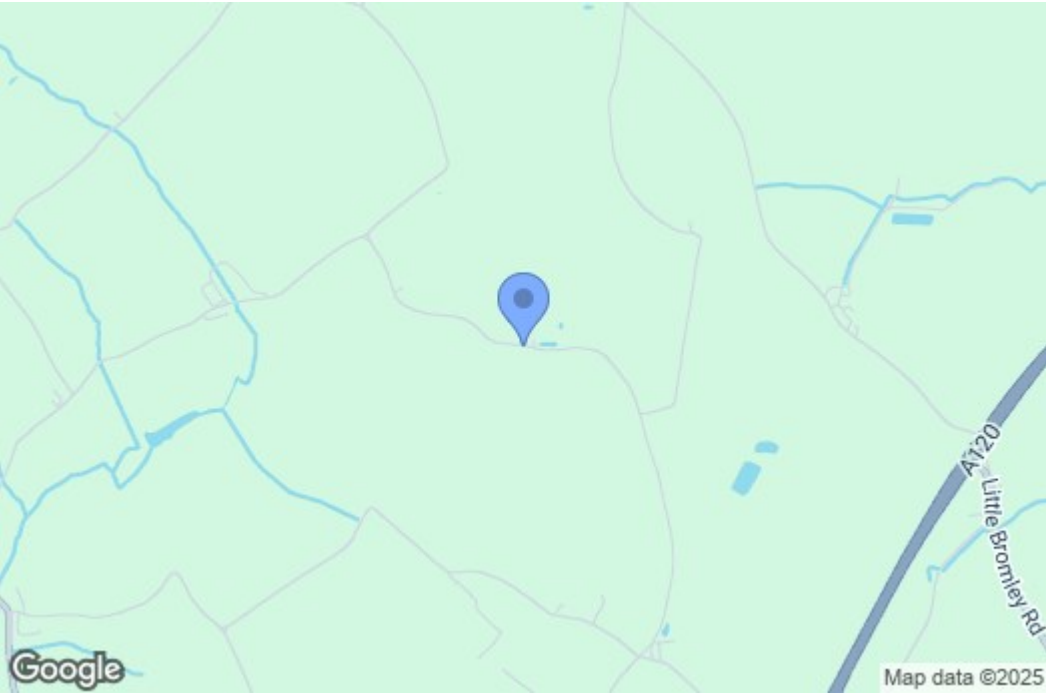
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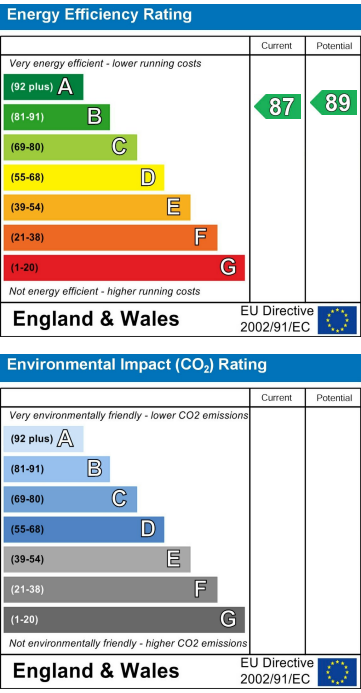
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



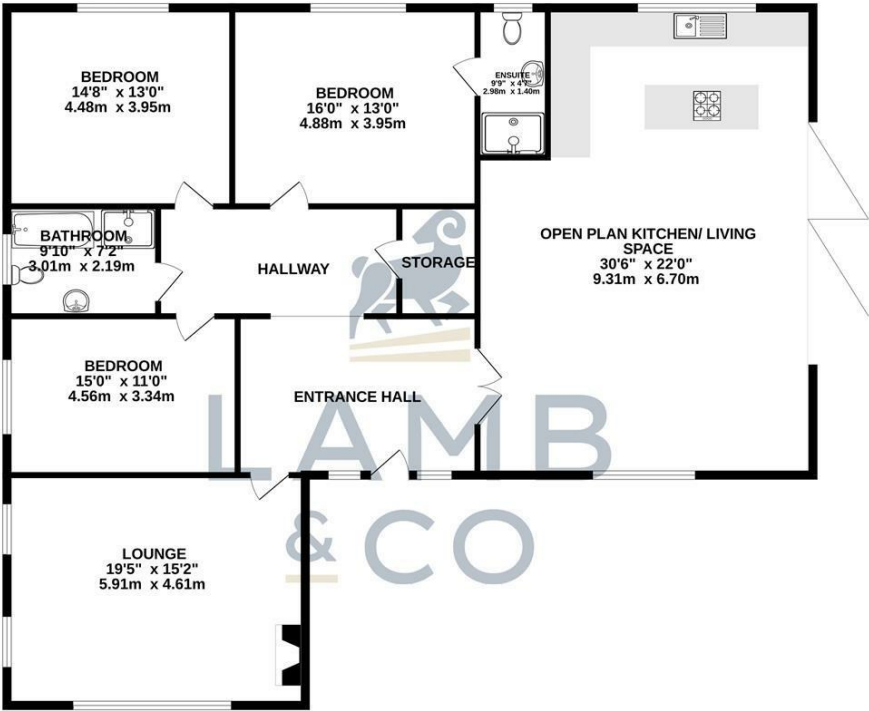
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1899 sq ft. (176.4 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 misstatement. 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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