

Buy. Sell. Rent. Let.



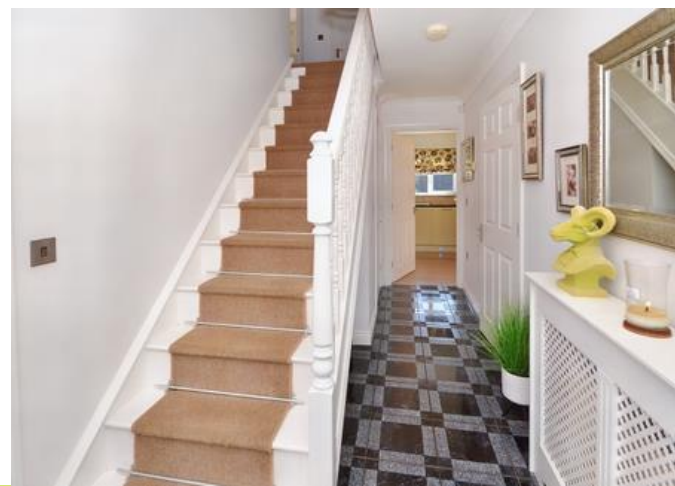
Albery Way, New Waltham



When it comes to  
property it must be

  
lovelle





£335,000



Welcome to this detached family home, perfectly situated at the northern end of Albery Way, boasting an enviable position within this highly sought-after residential development.

### Key Features

- Detached Family Home
- Open Outlook to the Front
- Private Setting
- Large Southerly Rear Garden
- Two Reception Rooms
- Modern Kitchen
- Four Double Bedrooms
- Family Bathroom & En-suite
- Double Garage
- Block Paved Driveway
- EPC rating D
- Tenure: Freehold







Welcome to this detached family home, perfectly situated at the northern end of Albery Way, boasting an enviable position within this highly sought-after residential development. This property stands proudly on an exclusive brick-paved road, offering an idyllic open outlook to the front and the added benefit of a generously proportioned southerly-facing rear garden.

As you step inside, you are greeted by an inviting Entrance Hall, setting the tone for what lies ahead. The Lounge seamlessly flows into the Dining Room, creating a welcoming and spacious area perfect for both relaxation and entertaining. Beyond the dining area, you'll discover a delightful rear garden, bathed in sunlight thanks to its southerly orientation.

The heart of this home is the well-equipped Breakfast Kitchen, adorned with a range of stylish wall and base cabinets, complete with integral appliances.

Ascending to the first floor, you'll find four generously sized double bedrooms. The Master Bedroom boasts the luxury of an En-Suite Shower Room, providing a private sanctuary for the homeowners. Completing the upper level is a well equipped Family Bathroom.

Outside, the front of the property welcomes you with a tastefully laid block-paved driveway, offering ample off-road parking and granting access to the double garage—a practical convenience.

However, it's the rear garden that truly steals the show. This impressive outdoor space, larger than the average garden, basks in the sun's warmth thanks to its southerly orientation. A paved patio area extends seamlessly from the property, providing an ideal setting for outdoor dining and social gatherings. For those seeking a tranquil retreat, a charming timber Summer House awaits, offering endless possibilities for relaxation and leisure.

In summary, this superb modern detached house on Albery Way stands in an ideal location. With its well-designed interior, delightful garden, and array of features, this property offers a unique opportunity to experience the very best in contemporary family living. Don't miss the chance to make it your own. Contact us today to arrange a viewing and embark on the journey to your dream home

### Entrance Hall

5.06m x 1.93m (16.6ft x 6.3ft)

### Lounge

4.75m x 3.26m (15.6ft x 10.7ft)

### Dining Room

3.08m x 2.87m (10.1ft x 9.4ft)

### Breakfast Kitchen

4.83m x 3.71m (15.8ft x 12.2ft)



## Master Bedroom

4.33m x 3.35m (14.2ft x 11ft)

## En-Suite Shower Room

1.81m x 1.63m (5.9ft x 5.3ft)

## Bedroom Two

3.67m x 3.61m (12ft x 11.8ft)

## Bedroom Three

3.38m x 2.89m (11.1ft x 9.5ft)

## Bedroom Four

3.38m x 2.63m (11.1ft x 8.6ft)

## Family Bathroom

2.37m x 1.7m (7.8ft x 5.6ft)

## Double Garage

5.61m x 5.15m (18.4ft x 16.9ft)

## Council Tax Information

The Council Tax Band for this property is D. This information was obtained in September 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of





the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

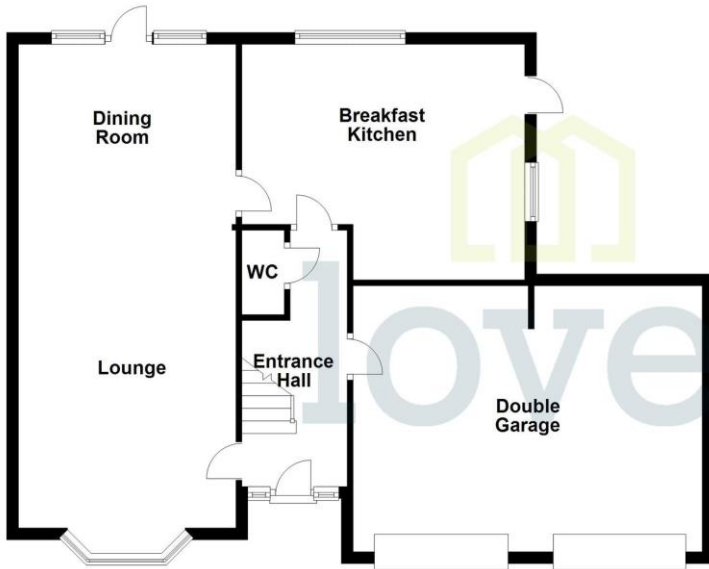
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

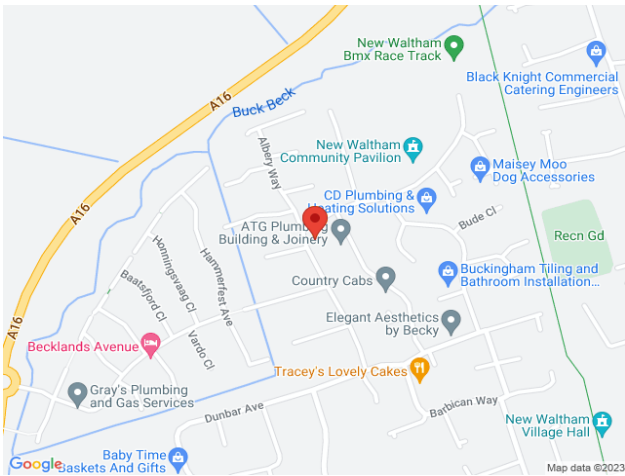
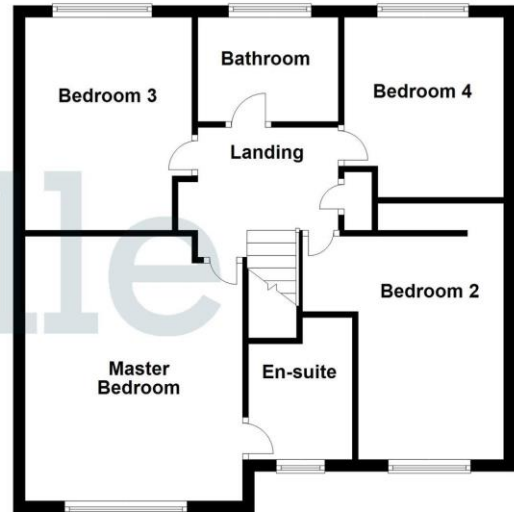
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



When it comes to **property**  
it must be

  
**lovelle**

01472 812250

humberston@lovelle.co.uk

