



LAMB & CO

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Inspired by property, driven by passion.



LITTLEBURY GARDENS, WEELEY, CO16 9GY

OIEO £535,000

This modern four-bedroom detached home in the desirable village of Weeley offers stylish and spacious living, perfect for families. Built in 2021, the property benefits from contemporary design throughout, including a bright and airy layout, a high-spec kitchen, and well-proportioned bedrooms. The home also features a private garden, off-road parking, and a garage, providing both comfort and practicality. Situated in a sought-after residential area with convenient access to local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a nearly-new family home in a peaceful yet well-connected location.

- Four Bedrooms
- Utility Room

- Weeley
- Separate Office

- Garage & Driveway
- EPC - B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

OFFICE

11'00" 8'00" (3.35m 2.44m)

W.C

5'00" 4'4" (1.52m 1.32m)

KITCHEN/DINING ROOM

21'00" 11'3" (6.40m 3.43m)

UTILITY ROOM

6'5" 5'7" (1.96m 1.70m)

LOUNGE

25'00" 12'5" (7.62m 3.78m)

BEDROOM ONE

13'3" 10'8" (4.04m 3.25m)

EN SUITE

8'00" 7'4" (2.44m 2.24m)

BEDROOM FOUR

13'00" 9'2" (3.96m 2.79m)

BATHROOM

8'00" 8'00" (2.44m 2.44m)

BEDROOM TWO

13'00" 12'5" (3.96m 3.78m)

BEDROOM THREE

12'6" 9'5" (3.81m 2.87m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

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.

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.

Material Information

Council Tax Band: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: No

Additional Charges: Service charge, Approx. £200 is the charge per annum

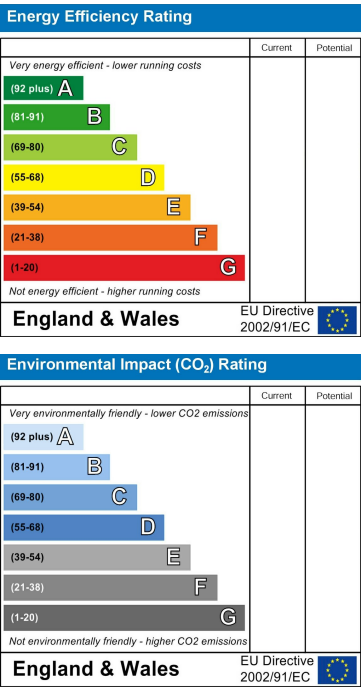
Seller's Position: Needs To Find (Could Possibly Vacate)

Garden Facing: West

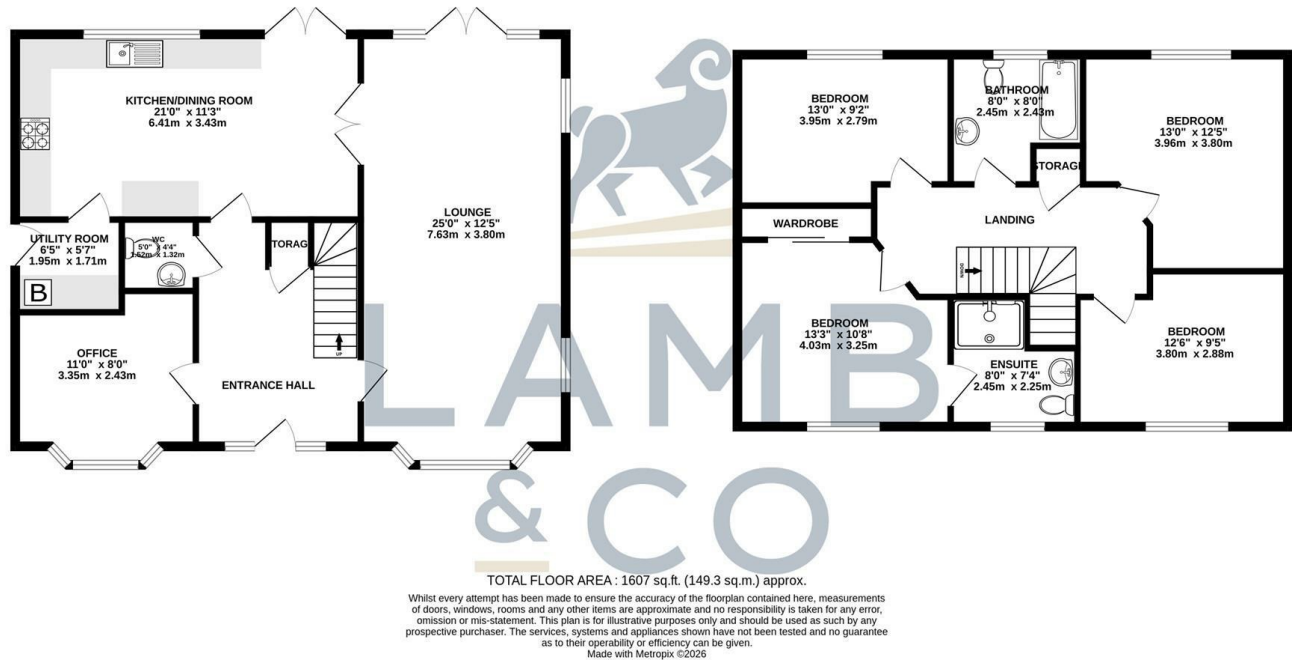
Map



EPC Graphs



Floorplan



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.