



LAMB & CO

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Inspired by property, driven by passion.



## LITTLEBURY GARDENS, WEELEY, CO16 9GY GUIDE PRICE £425,000

**\*\* GUIDE PRICE £425,000 - £450,000 \*\*** A beautifully presented modern four-bedroom family home, built in 2021 and situated in a highly desirable location. This stylish property offers spacious and contemporary living throughout, featuring a generous master bedroom with en-suite, well-proportioned bedrooms, and a high-quality finish. Externally, the home benefits from a private garden with a versatile summer house, ideal for home working or entertaining, together with the convenience of a garage with EV car charger. An exceptional home combining modern comfort, practicality, and an enviable setting.

- Four Bedrooms
- Balance Of 10 Year Structural Warranty
- Garage & Block Paved Driveway
- En-Suite & Fitted Wardrobes to Master Bedroom
- Ground Floor Study
- EPC B



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

16'8" x 12'7" (5.08m x 3.84m)



### OFFICE

9'6" x 7'0" (2.90m x 2.13m )



### W/C

7'0" x 4'8" (2.13m x 1.42m )



### KITCHEN/DINING ROOM

27'0" x 10'8" (8.23m x 3.25m )



## KITCHEN AREA



## ENSUITE

7'0" x 4'8" (2.13m x 1.42m )



## LANDING



## BEDROOM TWO

13'0" x 11'0" (3.96m x 3.35m )



## BEDROOM ONE

13'0" x 12'5" (3.96m x 3.78m )



## BEDROOM THREE

12'5" x 11'1" (3.78m x 3.38m)



## BEDROOM FOUR

12'7" x 8'4" (3.84m x 2.54m )

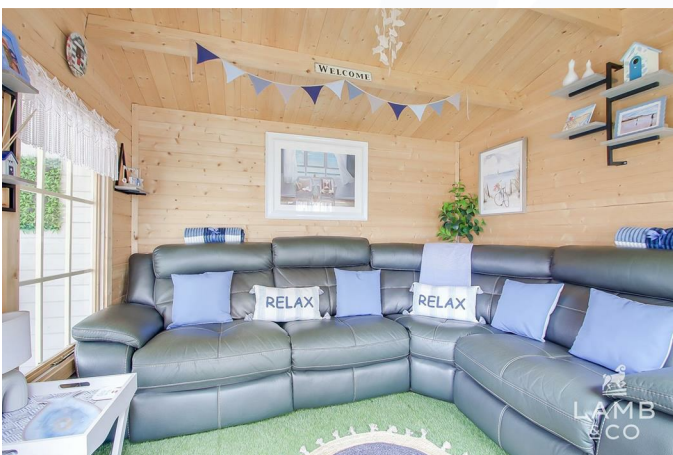


## BATHROOM

7'0" x 6'0" (2.13m x 1.83m )



## SUMMER HOUSE



## OUTSIDE FRONT



## 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

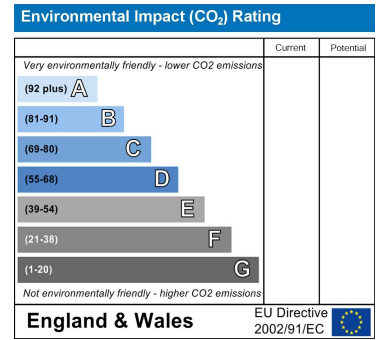
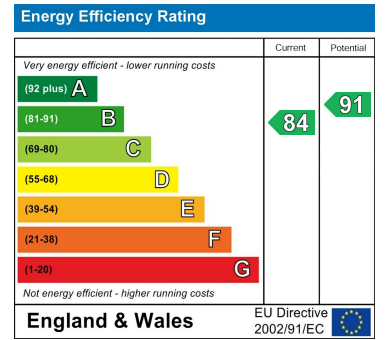
Council Tax Band: D  
Heating: Gas  
Services: Mains water and electric  
Broadband: Ultrafast  
Mobile Coverage: O2, EE, Vodafone & Three  
Construction: Conventional  
Restrictions: None known  
Rights & Easements: None known  
Flood Risk: Very low  
Additional Charges: £200 annual maintenance charge  
Seller's Position: Need to find  
Garden Facing: East



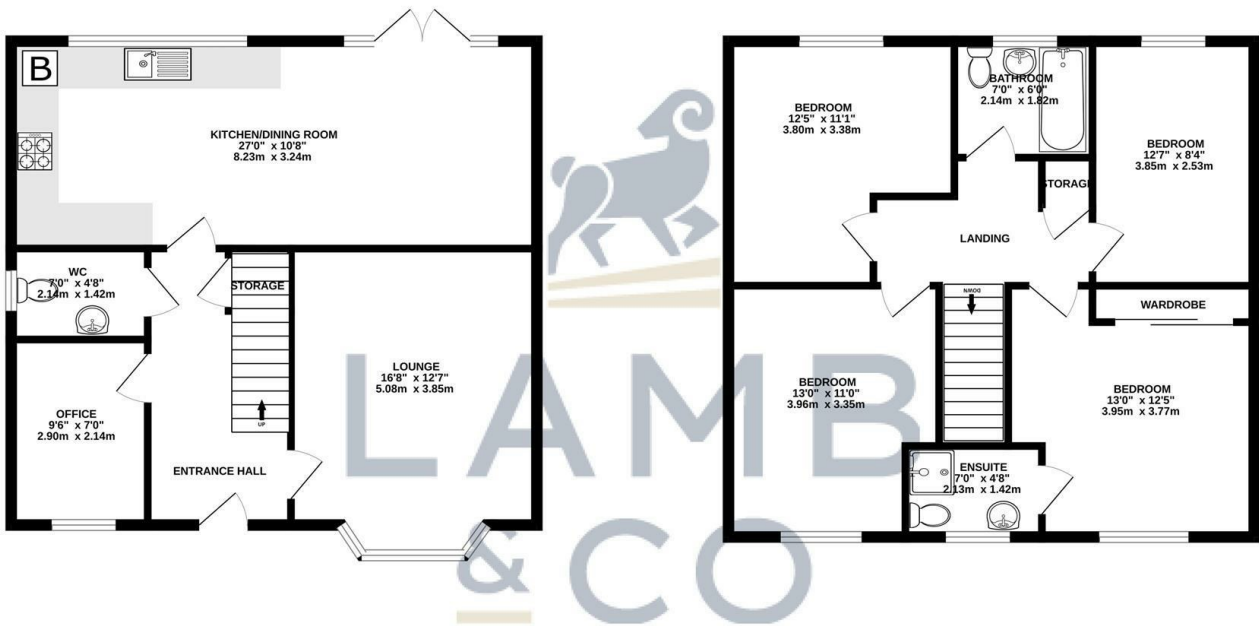
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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.  
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