



LAMB & CO

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## CLACTON ROAD, WEELEY HEATH, CO16 9DR GUIDE PRICE £375,000

\*Guide Price £375,000-£400,000\* Welcome to 'Jolley Cottage'. This extended four bedroom cottage located in the highly regarded Weeley Heath is packed with smart home technology including; automated lighting, CAT 6 cabling, CCTV, automatic electric gates. The property also boasts that warming cottage character & an insulated outbuilding/annexe with power, heating and water connected.. Don't miss out, call now to view!

- Four Bedrooms
- Secure Gated Driveway
- Smart Home Technology
- Outbuilding/Annexe
- Spacious Kitchen/Diner
- EPC D
- Utility Room
- Four Piece Bathroom
- Private Rear Garden

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

Stair flight to first floor, door to:

### LOUNGE

13' x 12'8 (3.96m x 3.86m)



Bay window to front, cast iron fireplace with open flue, door to:

### DINING ROOM

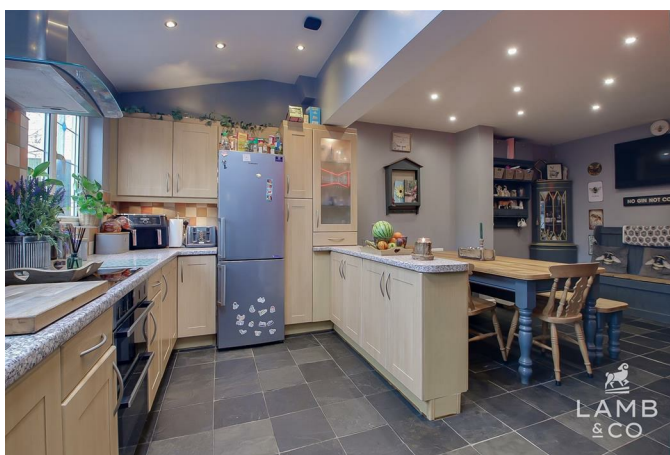
13' x 12'8 (3.96m x 3.86m)



Built-in cupboards door to inner lobby open to:

### KITCHEN

15'9 x 6'3 (4.80m x 1.91m)



Fitted range of laminate fronted units at floor and eye level, rolled edge work surfaces with inset sink drainer unit, integrated oven with hob and hood over, two windows to rear, door to outside.

### LOBBY

Under stair storage cupboard, open access to utility room and door to:

### CLOAKROOM

4'8 x 3' (1.42m x 0.91m)



Low level WC and wash basin, feature coin resin floor.

## UTILITY ROOM

9'4" x 7'1" (2.84m x 2.16m)



Fitted range of cupboards, work surface with inset sink drainer. window and door to rear, door to:

## INTEGRAL GARAGE

16'2" x 7'1" (4.93m x 2.16m)

Insulated and plastered walls, power and lighting, comms cupboard, electric roller door to front.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

13' x 12'8" (3.96m x 3.86m)



Window to front, built-in wardrobe, air conditioning.

## BEDROOM TWO

13' x 8'3" (3.96m x 2.51m)



Window to rear.

## BEDROOM THREE

9'10" x 7'3" (3.00m x 2.21m)



Window to rear, built-in wardrobe.

## BEDROOM FOUR

9' x 7'3 (2.74m x 2.21m)



Window to front, built-in wardrobe, eaves storage.

## BATHROOM

9'10 x 7'3 (3.00m x 2.21m)



Four piece suite comprising; shower cubicle, Victorian style rolled edge bath with claw feet, high level WC, built-in cupboards housing wall mounted gas combi boiler with counter top wash basin, heated towel rail, tiled walls and floor, window to rear.

## OUTSIDE

## FRONT



Pattern imprinted concrete driveway enclosed by brick wall and railings with electric sliding gates operated via intercom or smartphone. gate to side, outside lighting, soffit lighting, EV charger and power point.

## REAR



Approx, 75' in length, mainly laid to lawn with raised pattern imprinted concrete patio with inset lighting, children's playhouse with lighting, hot tub (included subject to negotiation).

## OUTBUILDING

15'8" x 9'2" (4.78m x 2.8m)



Timber construction, insulated floor and roof, double glazed. Cupboards and work surface with inset sink. Power and light connected with LED light panels to ceiling, multiple power points, electric heating, mains hot water, CAT 6 wiring with wi-fi capability.

## MATERIAL INFO

Council Tax Band: C

Heating: Gas Central Heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - Air Conditioning to master bedroom

Broadband: Ultrafast fibre available (up to 1,000mbps)

Mobile Coverage:

O2 - 72%

EE - 80%

Three - 70%

Vodafone - 79%

Construction: Conventional

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: North 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.

## ANTI MONEY LAUNDERING

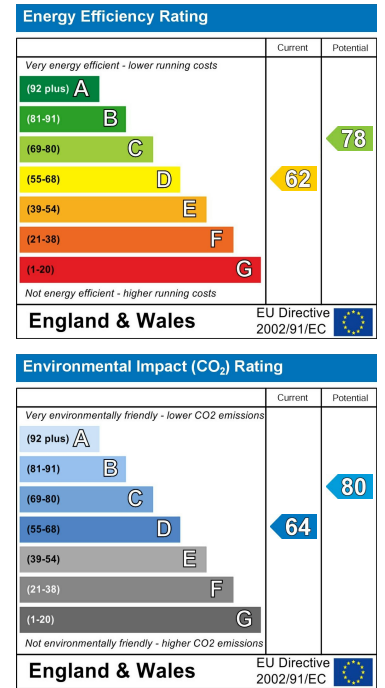
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

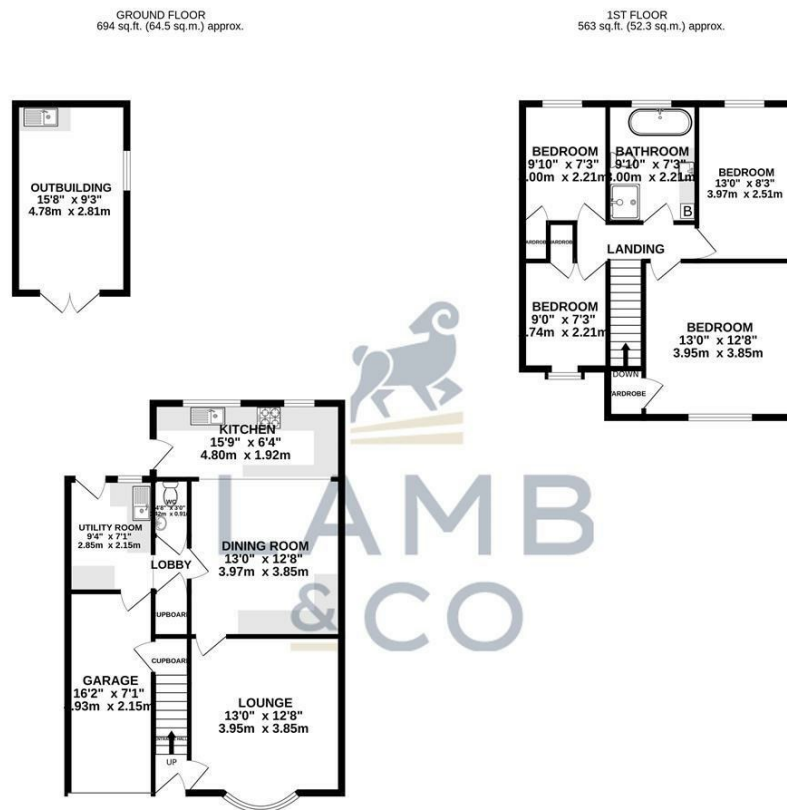
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1258 sq.ft. (116.8 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 is given as to their operability or efficiency can be given.  
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