



LAMB & CO

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## CRAVENWOOD CLOSE, WEELEY HEATH, CO16 9DG

OIEO £395,000

A truly exceptional modern three bedroomed family home located in a mews development in the much favoured village of Weeley Heath. This exclusive property is set in beautifully landscaped communal grounds (with woodland) and is accessed off the main road via electronically operated gates, giving peace of mind and security.

This well proportioned residence is set out over two floors and consists of :- entrance hallway, cloakroom, lounge, dining room and spacious kitchen. The first floor has a good sized landing with three double bedrooms (master with en-suite) and a family bathroom. Outside there is driveway leading to a garage whilst the rear garden is safely enclosed.

- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen/Diner
- Private Gated Community
- Ground Floor Cloakroom
- Immaculately Presented
- Ensuite Shower Room
- EPC - C
- Village Location



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

17'0" x 13'5" (5.18m x 4.09m )



### KITCHEN/DINING ROOM

20'0" x 10'0" (6.10m x 3.05m )



### OFFICE/BEDROOM

12'7" x 10'5" (3.84m x 3.18m )



### W/C

7'0" x 10'5" (2.13m x 3.18m )



## LANDING



## BEDROOM TWO

12'6" x 12'6" (3.81m x 3.81m )



## BEDROOM ONE

14'0" x 13'6" (4.27m x 4.11m )



## BEDROOM THREE

14'0" x 10'0" (4.27m x 3.05m )



## ENSUITE

7'9" x 6'9" (2.36m x 2.06m)



## BATHROOM

8'7" x 7'3" (2.62m x 2.21m )



## GARDEN



## REAR ASPECT



## FRONT ASPECT

### Material Information

Council Tax Band: D

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: Estate charge of approximately £700 PA

Seller's Position: The seller has advised us that she will be purchasing an onward property, but can also break chain and vacate if needed.

Garden Facing: North

Non-Standard Features to note:

### 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.

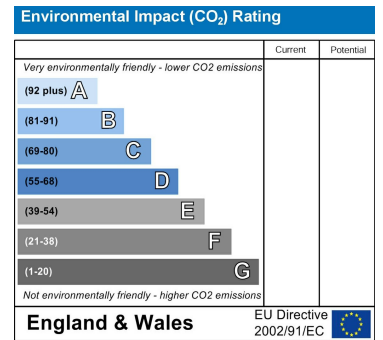
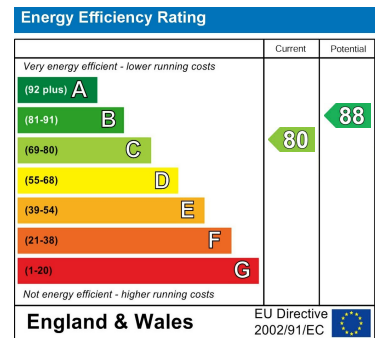
### AML

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.

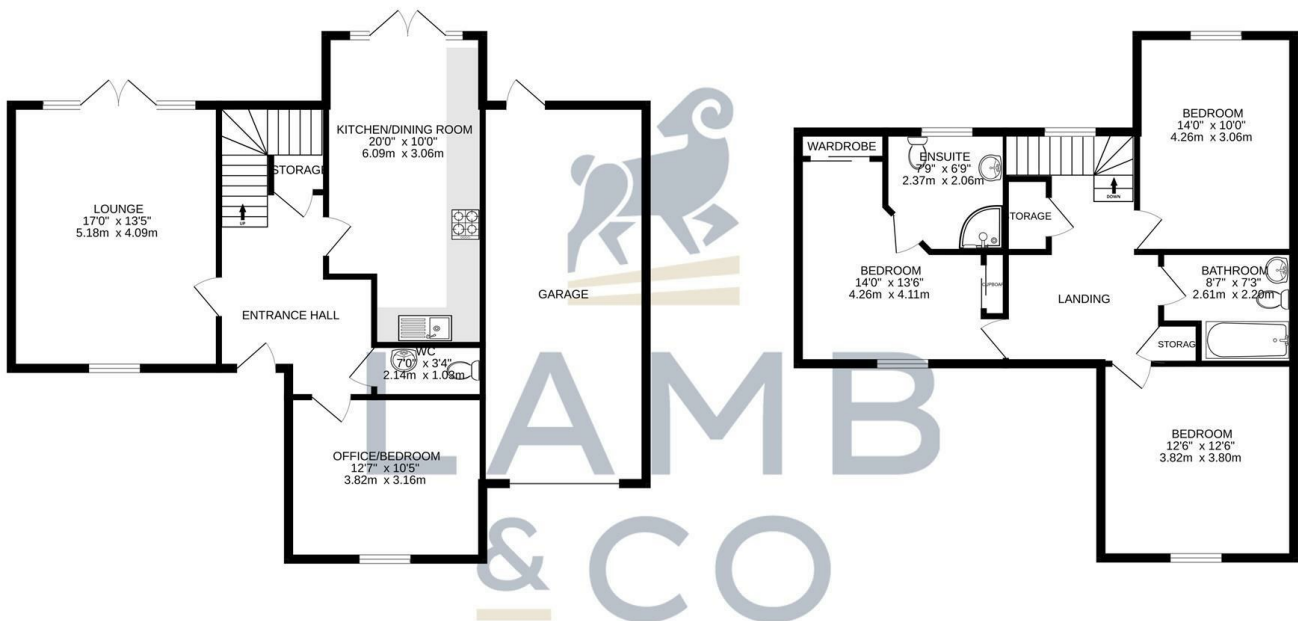
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1674 sq.ft. (155.5 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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