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LITTLEBURY GARDENS, WEELEY, CO16 9GY

PRICE £550,000

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



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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 Fin (Could Possibly Vacate)

Garden Facing: West

Map

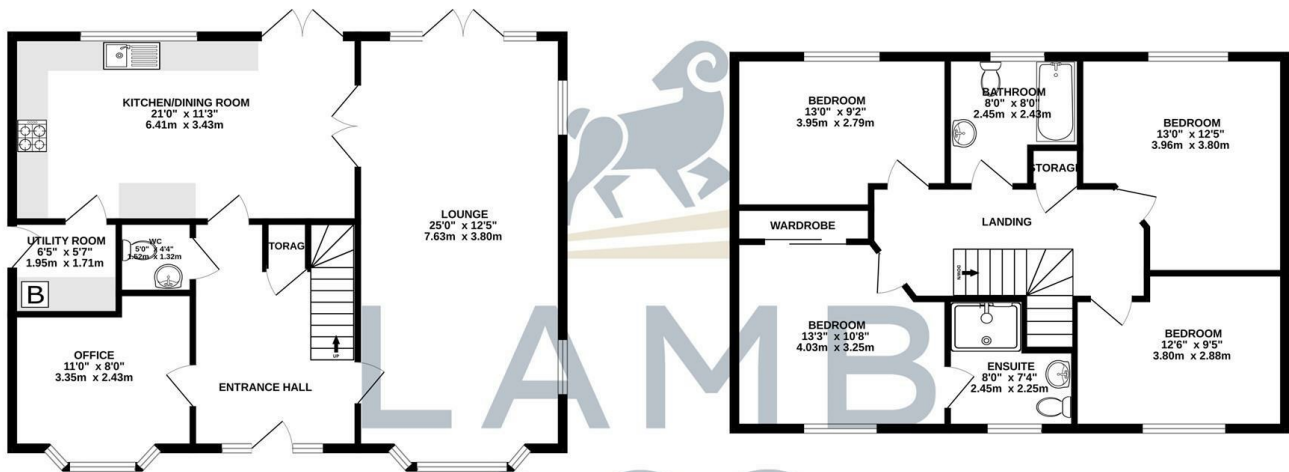


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 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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