



**NP** NICHOLAS  
PERCIVAL

**For Sale.** Weeley Gateway  
7 Went Mews, Weeley, Essex CO16 9GZ

Incorporating **BS** BIRCHALL  
STEEL



Offered with No Onward Chain and one of just nine, executive style detached family homes located on a private mews in the highly sought-after village of Weeley. The property is comprised of five bedrooms, (two with en-suite shower rooms), kitchen / family room, utility room, dining room, sitting room, study, cloakroom and family bathroom.

Double Garage with off road parking | Tenure Freehold | Council Tax F | Estate Charge Applies  
Mains Water, Drainage, Gas and Electricity Connected | EPC B90 | Solar Panels

### Property.

'Weeley Gateway' is a development of just nine detached properties, with high specification, occupying a mews turning off Colchester Road, Weeley.

The entrance hall provides access to the impressive central hub of the home, with an Oak and glass staircase providing access to the first floor.

The kitchen has Quartz worktops and a range of fully integrated appliances including electronic hob with accompanying extractor hood, oven, both a full height fridge and full height freezer, dishwasher and wine chiller. The adjacent utility room provides space for a free-standing washing machine. French doors allow direct access to the garden.

A formal dining room, spacious living room with French doors to the patio, study and cloakroom conclude the ground floor accommodation. Underfloor heating runs throughout the ground floor with traditional radiators on the first floor.

The first floor landing leads to the master bedroom, accompanied by a luxurious en-suite shower room comprised of a double shower enclosure with rainfall head and further shower attachment, handbasin set within a vanity unit, wc and heated towel rail. The ensuite to the second bedroom is similarly appointed. There are three further bedrooms, as well as a high specification family bathroom (comprised of a double shower with rainfall head and further shower attachment, bath with shower attachment over, wc, handbasin set within a vanity unit and heated towel rail), that completes the internal accommodation.

### Outside.

Adjacent to the property is a double garage with off road parking. To the rear is an enclosed garden with patio.





## 7 Went Mews, Weeley, Essex

Sat-Nav Ref: **CO16 9GZ**

Clacton-on-Sea 7 miles

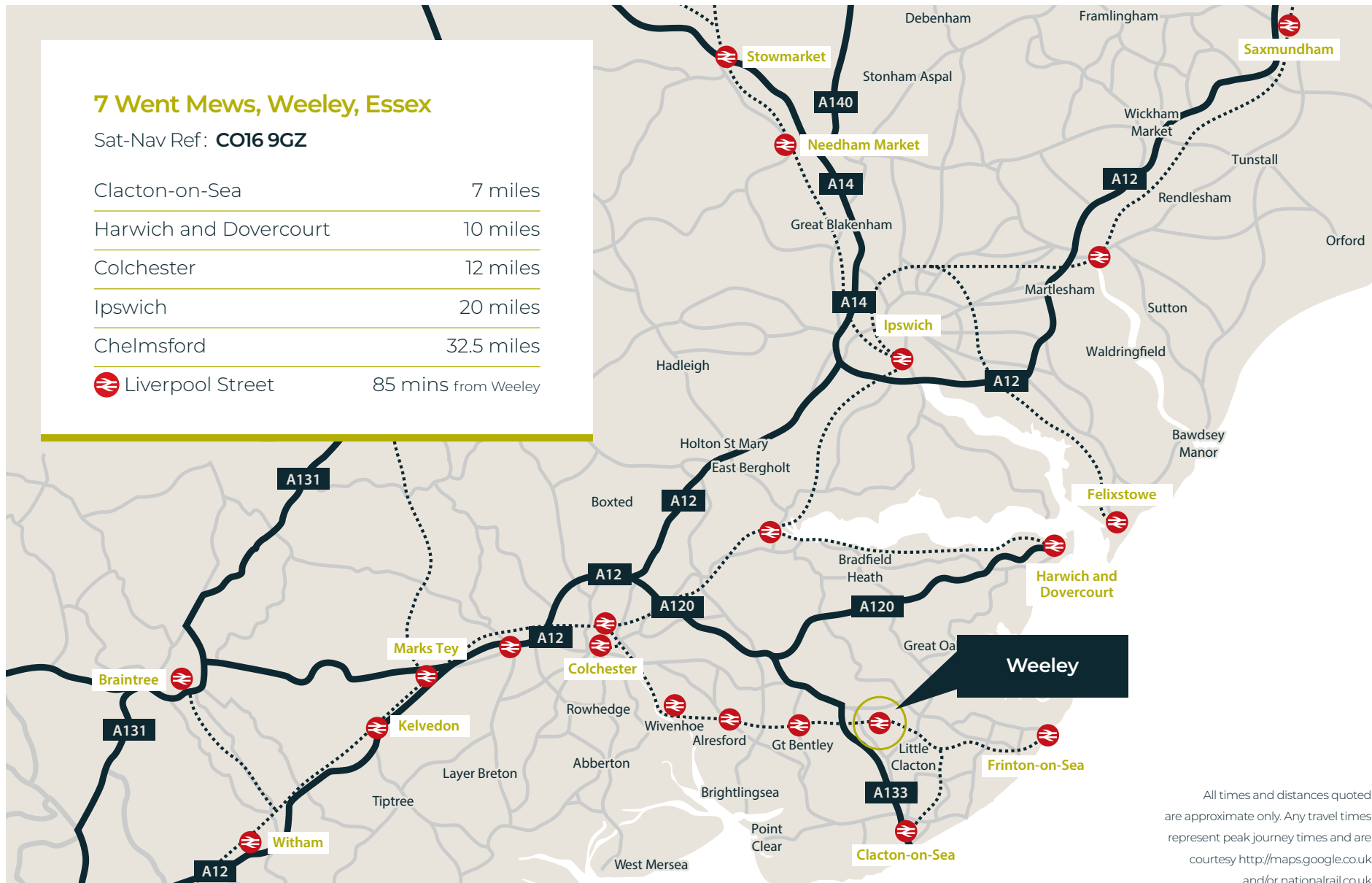
Harwich and Dovercourt 10 miles

Colchester 12 miles

Ipswich 20 miles

Chelmsford 32.5 miles

 Liverpool Street 85 mins from Weeley



All times and distances quoted are approximate only. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



The village of Weeley offers a range of services including a local convenience store/post office, public house and local primary school and there is a supermarket a short drive away. Slightly further afield is the historic Roman town of Colchester which provides all the leisure, recreational and shopping facilities expected of a major regional town.

For commuter's road connections are first class and the local train station provides a direct route to London Liverpool Street.

'Weeley Gateway' is the perfect base from which to enjoy charming village pubs and country walks, with sunny beaches a short distance away.

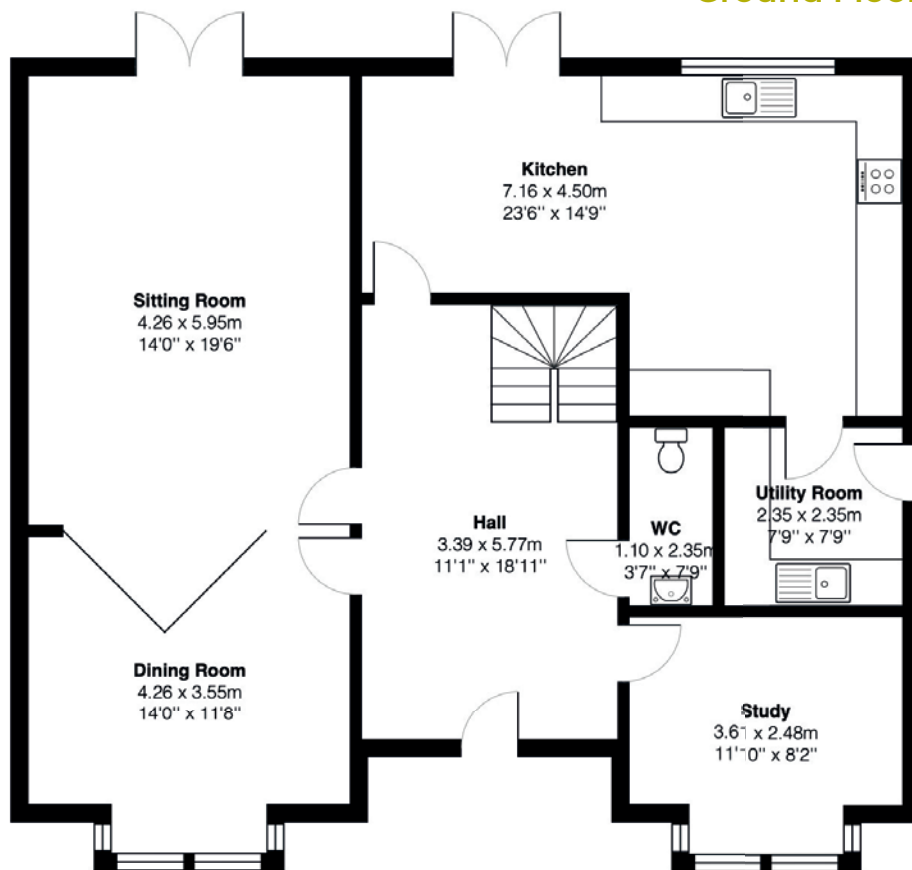








## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only.  
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

**01206 563222**

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

**nicholaspercival.co.uk**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents Notes

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#1/intro> to assess your position

Other charges such as solicitors fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.