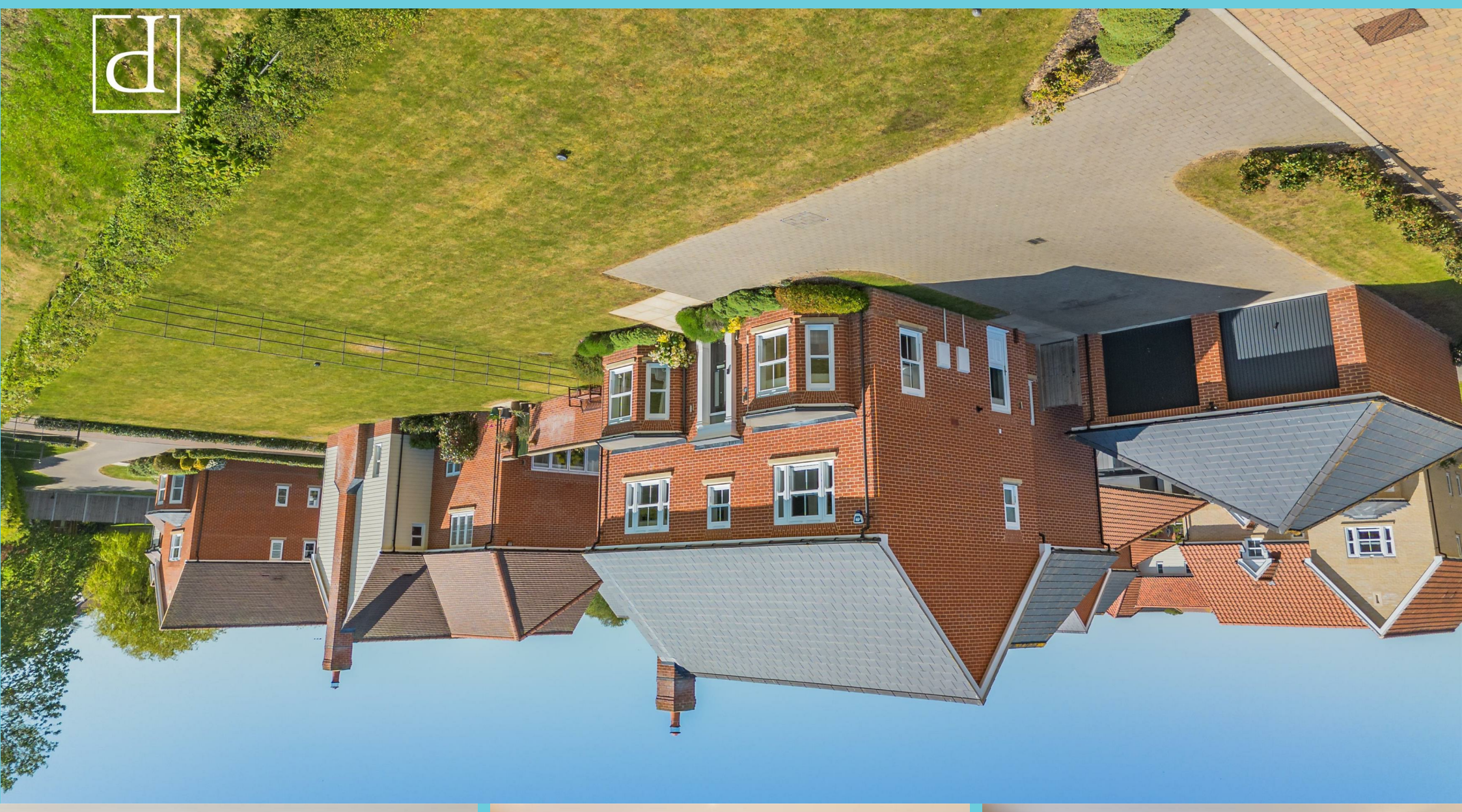
PAVEYS
ESTATE AGENTS

5, Gloucester Gardens

Weeley Heath, CO16 9FQ

Guide price £650,000 Freehold

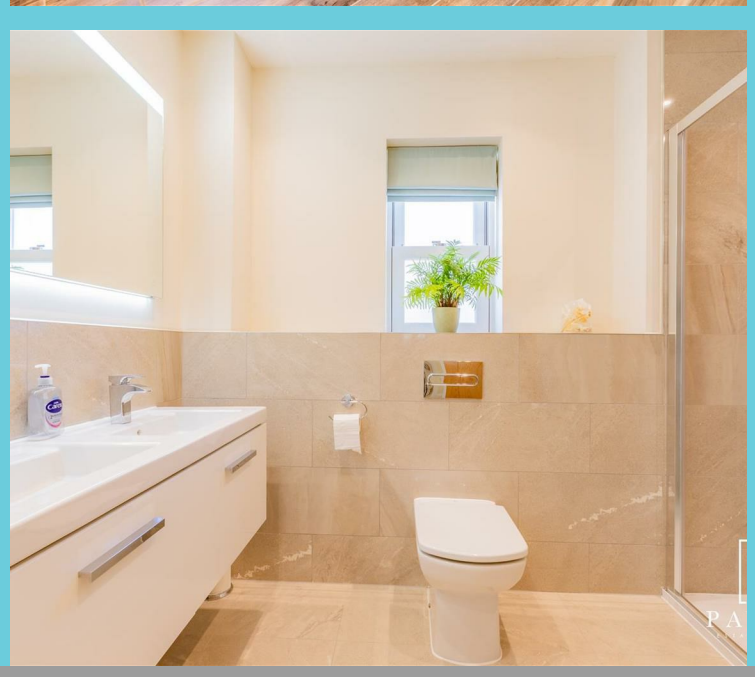














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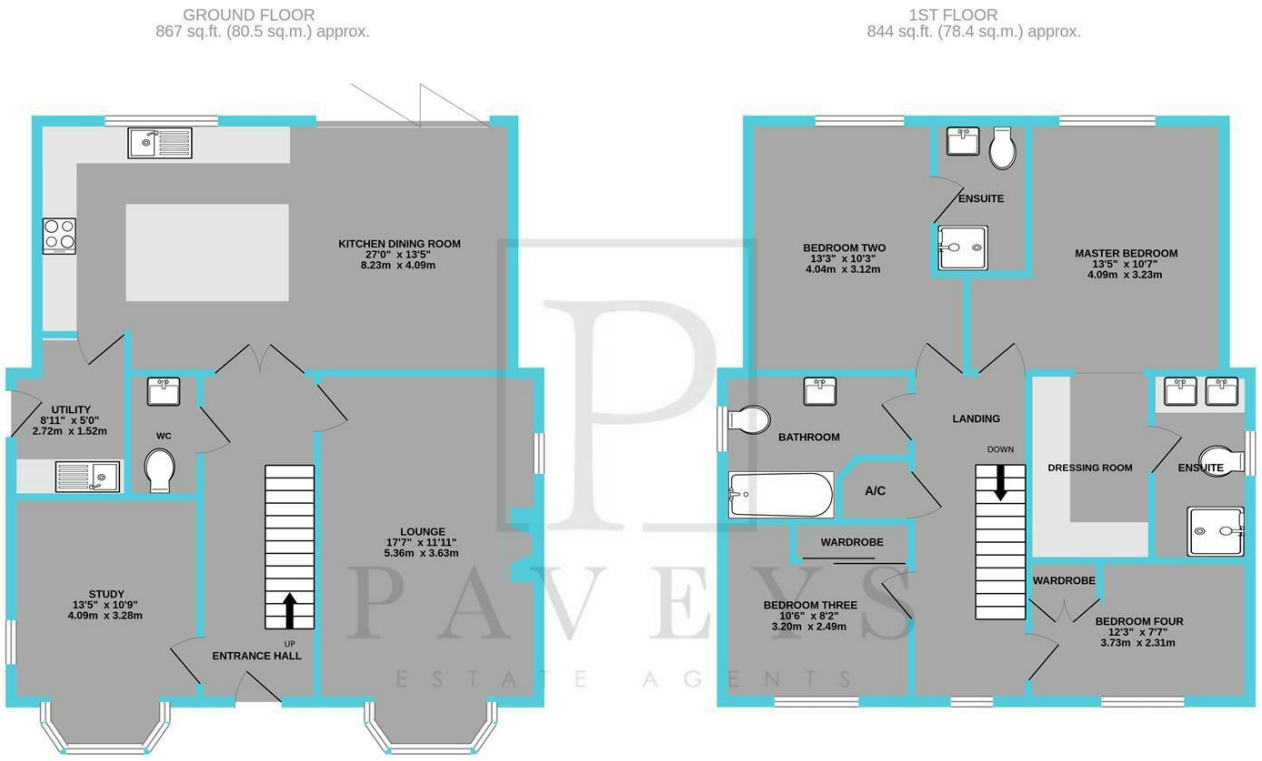
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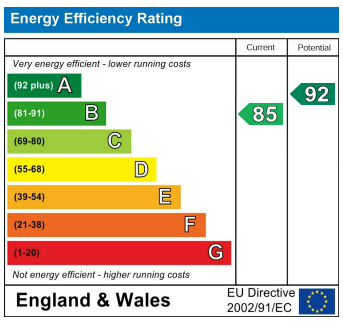
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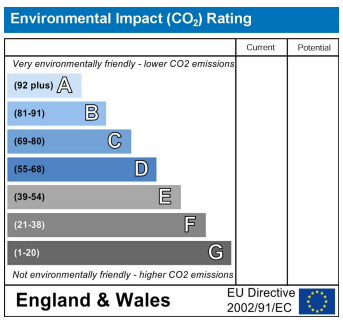
PAVEYS ESTATE AGENTS

GUIDE PRICE £650,000-£700,000 Paveys have the pleasure in bringing to the market this EXECUTIVE FAMILY HOME with DOUBLE GARAGE & LANDSCAPED GARDENS set in the semi rural village of WEELEY HEATH. This luxurious family home is set in a prime location, tucked away at the end of a peaceful lane and surrounded by countryside making this a perfect home for all the family. It offers a wealth of light and spacious accommodation which has been stylishly designed and finished to a very high specification with an impressive four bedrooms, three bathrooms, stylish kitchen with NEFF appliances and two reception rooms. There are many added extras including automatic garage doors and security system for both inside and outside the property. It forms part of the exclusive "Minsters Collection" at Millers Green, a development built in 2020 by highly respected Rose Builders. Millers Green is located close to all local amenities including rail services to Central London and within easy access of the A133 with access to Colchester. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.









TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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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5, Gloucester Gardens

Weeley Heath, CO16 9FQ

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ENTRANCE HALL
Composite double glazed entrance door, smooth ceiling, stair flight to first floor, tiled floor, under floor heating.

CLOAKROOM
Modern white suite comprising of low level W/C, wall hung basin, part tiled walls, tiled floor, under floor heating.

LOUNGE 17'7 x 12'3 (5.36m x 3.73m)
Double glazed bay sash windows to front, double glazed sash window to side, smooth ceiling, feature stone fireplace with inset log burner, fitted carpet, under floor heating.

STUDY 13'5 x 10'9 (4.09m x 3.28m)
Double glazed bay sash windows to front, double glazed sash window to side, smooth ceiling, fitted carpet, under floor heating.

KITCHEN/DINER 27'0 x 13'5 (8.23m x 4.09m)
Two double glazed windows to side and rear, bi-folding doors to rear garden, smooth ceiling with spot lights, modern matching over and under counter units, with matching accent feature island, granite work tops with matching upstands, built in NEFF appliances, gas hob with extractor above, two built in ovens, full height fridge, full height freezer, built in dishwasher, built in wine fridge, stainless steel under mount sink with stainless stell mixer tap, built in larder cupboard, tiled floor, under floor heating, door to

UTILITY ROOM 8'11 x 5'0 (2.72m x 1.52m)
Double glazed door to side, smooth ceiling with spot lights, matching over and under counter units, wood effect laminate work top with matching upstands, stainless steel sink and drainer, cupboard housing Worcester boiler, space and plumbing for washing machine and tumble dryer, tiled floor, under floor heating.

LANDING
Double glazed sash window to front with farmland views, smooth ceiling, loft access, airing cupboard housing pressurised water cylinder, fitted carpet, radiator.

MASTER BEDROOM 13'5 x 10'7 (4.09m x 3.23m)
Double glazed window to rear, smooth ceiling, fitted carpet, radiator, opening to

DRESSING ROOM
Built in mirror fronted sliding wardrobes, fitted carpet, door to

EN-SUITE SHOWER ROOM
Double glazed sash window to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, wall hung his and her vanity sinks with illuminated wall mounted mirror, large walk in double shower with sliding door and wall mounted shower, part tiled walls, tiled floor, chrome heated towel rail.

BEDROOM TWO 13'3 x 10'3 (4.04m x 3.12m)
Double glazed sash window to rear, smooth ceiling, built in fitted wardrobes, fitted carpet, radiator, door to

EN-SUITE SHOWER ROOM
Smooth ceiling with spot lights, modern white suite comprising of low level W/C, wall hung vanity sink with illuminated wall mounted mirror, walk in shower with sliding door and wall mounted shower, part tiled walls, tiled floor, chrome heated towel rail.

BEDROOM THREE 10'6 x 8'2 (3.20m x 2.49m)
Double glazed sash window to front with farmland views, smooth ceiling, built in fitted wardrobes, fitted carpet, radiator.

BEDROOM FOUR 12'3 x 7'7 (3.73m x 2.31m)
Double glazed sash window to front with farmland views, smooth ceiling, built in fitted wardrobes, fitted carpet, radiator.

BATHROOM
Double glazed sash window to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, wall hung vanity sinks with illuminated wall mounted mirror, bath with shower over and glass shower screen, part tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE REAR
Ideal entertaining garden, part walled garden, large extended porcelain paved patio, the rest of the garden is mostly laid to lawn, hard standing for shed, outside lighting, outside plug sockets, gated access to front.

OUTSIDE FRONT
Large frontage mostly laid to lawn, surrounded by low hedgerow and feature wrought iron estates railing, block paved driveway providing off street parking for vehicles leading to detached double garage, gated access to rear.

DETACHED DOUBLE GARAGE 22'8 x 20'4 (6.91m x 6.20m)
Two electric up and over doors, power and light connected, smooth ceiling, double glazed courtesy door to rear garden, built in shelving.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.