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## BERKSHIRE PLACE, WEELEY HEATH, CO16 9FR GUIDE PRICE £600,000

**\*\* GUIDE PRICE £600,000 - £625,000 \*\*** Located in a sought after area of Weeley Heath, and built in 2020 as part of the exclusive 'Minsters Collection' At Millers Green by reputable developer Rose Builders. The property is finished to an exceptionally high standard including NEFF kitchen appliances & quartz worktops to kitchen, two en-suite bedrooms, double garage & driveway. Berkshire Place is a private cul-de-sac located off of Mill Lane, a designated quiet lane, with plenty of countryside close by. The location also offers convenience for commuters, being within easy reach of mainline train station and only a couple of minutes drive from the A133 giving access to Colchester and beyond in as little as 15 minutes.

- Four Bedrooms
- Two En-Suites
- Two Reception Rooms
- Immaculately Presented Throughout
- Double Garage & Driveway
- EPC B
- Built by Rose Builders in 2020
- Sought After Location
- Master Bedroom with Fitted Wardrobes



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### KITCHEN/DINER

19'9 x 11'5 (6.02m x 3.48m)



### UTILITY ROOM

9'2 x 6'6 (2.79m x 1.98m)



### LOUNGE

17'3 x 13'10 (5.26m x 4.22m)



## DINING ROOM/SNUG

13'10 x 9'7 plus bay (4.22m x 2.92m plus bay)



## LANDING



## WC



## MASTER BEDROOM

17'3 x 13'10 max (5.26m x 4.22m max)



## FIRST FLOOR

Fitted Wardrobes

### EN-SUITE

9'1 x 4'8 (2.77m x 1.42m)



### BEDROOM THREE

11'5 x 10'5 (3.48m x 3.18m)



### BEDROOM TWO

13'10 x 9'7 (4.22m x 2.92m)



### BEDROOM FOUR

11'5 x 8'10 (3.48m x 2.69m)



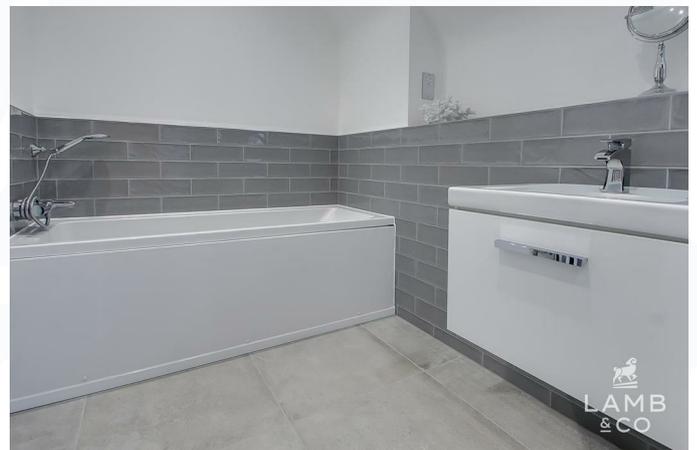
### EN-SUITE

7'1 x 4'5 (2.16m x 1.35m)



### BATHROOM

12'1 x 6' (3.68m x 1.83m)



## OUTSIDE

### FRONT

### DOUBLE GARAGE

### REAR



## MATERIAL INFO

Council Tax Band: E

Heating: Gas central heating (underfloor to ground floor, radiators to first floor)

Services:

Mains electricity - Y

Mains gas - Y

Mains water - Y

Mains drainage - Y

Other - N/A

Broadband: Ultrafast (up to 1,800mbps)

Mobile Coverage:

O2 - Good outdoor, variable in-home

EE - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

Construction: Conventional

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: Estate Charge approx. £130 PA

Seller's Position: Complete onward chain

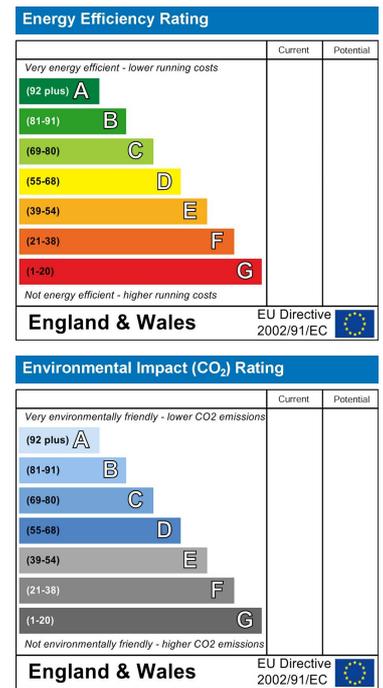
Garden Facing: North East

Non-Standard Features to note: None

## Map

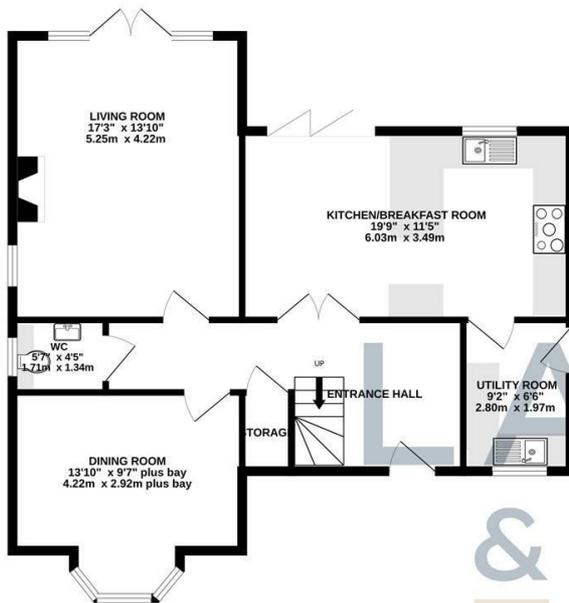


## EPC Graphs

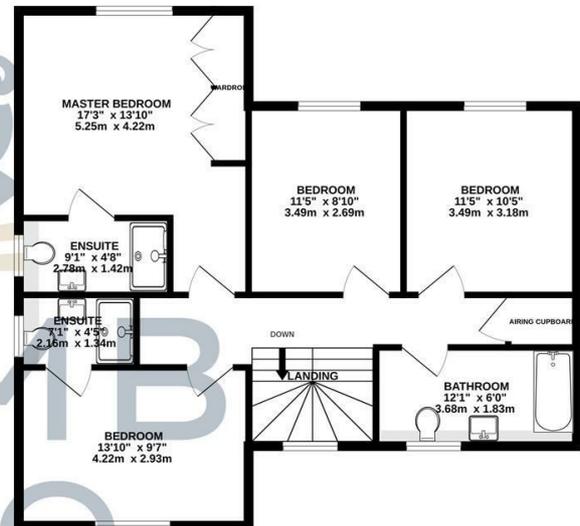


## Floorplan

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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