



LAMB & CO

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Inspired by property, driven by passion.



CASTLE WAY, ST. OSYTH, CO16 8RA PRICE £399,000

One of just two, brand new detached bungalows located in the heart of St Osyth village tucked away at the end of a quiet cul-de-sac whilst being just a 300m walk to the village centre. The bungalows are finished to an excellent specification with stylish interiors, LVT flooring throughout, kitchen with full range of premium brand integrated appliances, private driveway parking for two vehicles and low maintenance rear gardens. The properties are now build complete and ready to view!

- Brand New Detached Bungalow
- Separate Lounge
- En-Suite to Master Bedroom
- 300m Walk to Village Centre
- 10 Year Build Warranty
- Air Source Heat Pump - Underfloor Heating Throughout
- Generous Kitchen/Diner
- EPC TBC
- Private Drive for 2 Cars



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/DINER

15'2 x 12'7 (4.62m x 3.84m)

LOUNGE

14'2 x 11'7 (4.32m x 3.53m)

BEDROOM ONE

13'3 x 10'6 (4.04m x 3.20m)

EN-SUITE

9'8 x 2'11 (2.95m x 0.89m)

BEDROOM TWO

12'6 x 8'11 (3.81m x 2.72m)

BEDROOM THREE

10'7 x 8' (3.23m x 2.44m)

BATHROOM

9'8 x 5'7 (2.95m x 1.70m)

OUTSIDE

FRONT

REAR

Material Information

Council Tax Band: TBC

Heating: Underfloor (air source heat pump)

Services: Mains electricity, water & drainage

Broadband: Superfast (up to 76mbps)

Mobile Coverage: EE, Three, O2, Vodafone - Limited

Construction: Cavity wall

Restrictions: None

Rights & Easements: None known

Flood Risk: Surface Water - Very Low / Rivers & Seas - Very Low

Additional Charges: None

Seller's Position: N/A

Garden Facing: South East

Warranty: 10 Year Structural Warranty by BuildZone

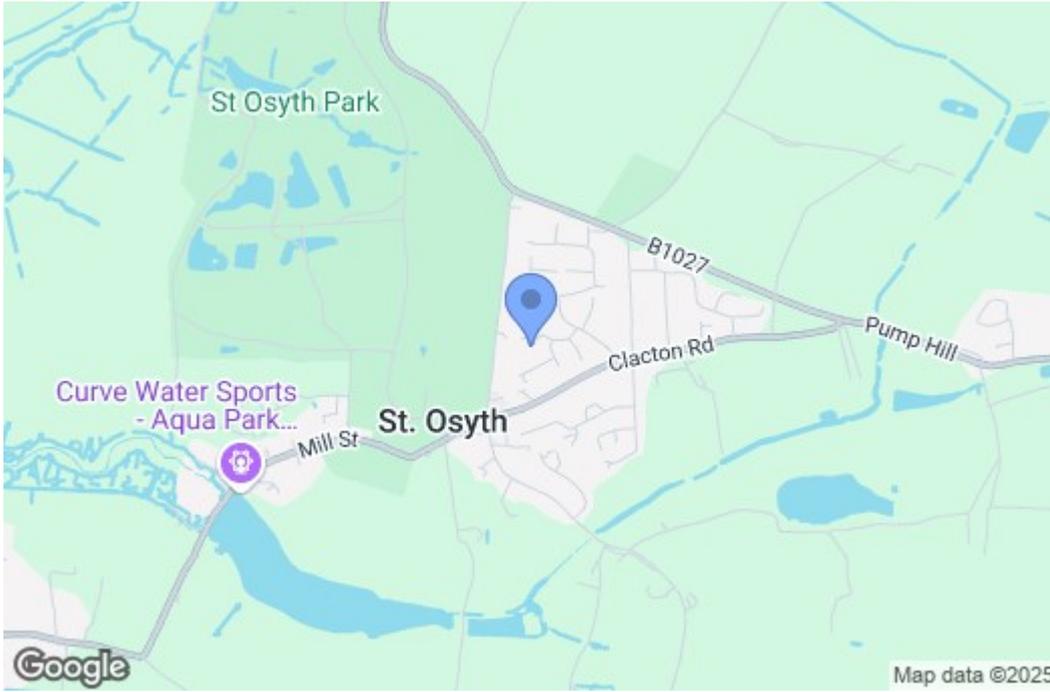
Agents Note Sales

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.

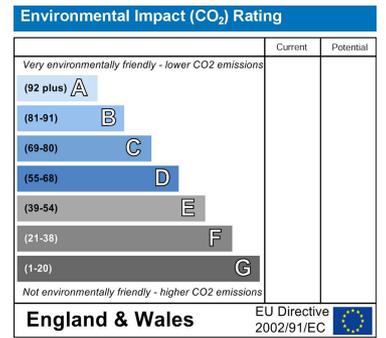
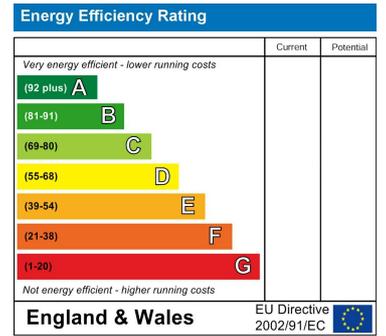
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

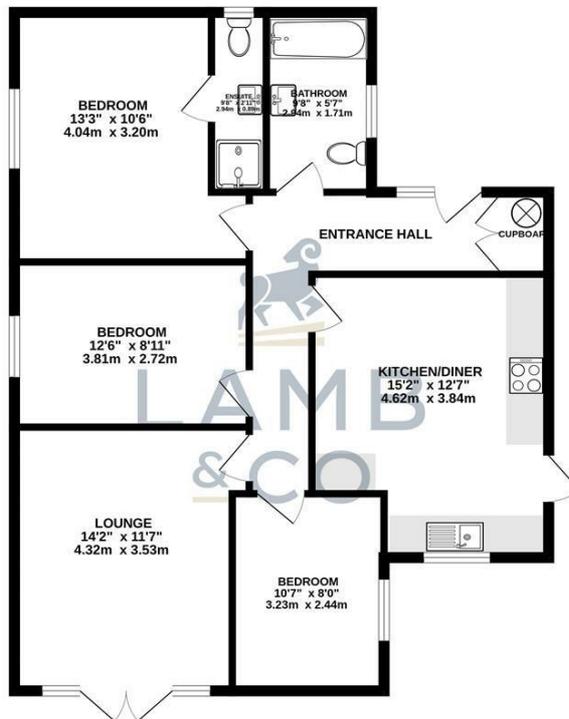


EPC Graphs



Floorplan

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA - 882 sq.ft. (82.0 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 misstatement. 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.