LAMB & CO

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Inspired by property, driven by passion.









CONNAUGHT FIELDS, WEELEY HEATH, CO16 9EF

OFFERS IN EXCESS OF £450,000

** £25,000 REDUCTION ** 'Connaught Fields' An exclusive new development of seven detached Chalet bungalows, each thoughtfully designed to combine modern living with comfort and style. Each property features an open-plan kitchen, living and dining area, complete with high-quality integrated appliances, ideal for entertaining or relaxing with family. Finishes throughout are to a high standard, including oak internal doors and flooring throughout with a choice of carpets available.

Externally, every home benefits from a garage and generous off-road parking, as well as north-west facing gardens that come fully turfed and finished with sand stone patio. This collection of homes offer a rare opportunity to secure a beautifully crafted new build in a desirable location. *Please note pictures are of a different plot.

- Four Bedroom Detached Chalet
- Garage with electric Roller Door
- Ground Floor Master Suite
- Air Conditioning to Master Suite
- Flooring and Turf included
- Two First Floor Bedrooms
- Mirostone worktops and integrated Kitchen appliances
- 10 Year build warranty
- Driveway parking for Four Cars

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/LIVING/DINING

21'9" x 21'9" (6.63m x 6.63m)

MASTER BEDROOM

21'9" x 12'7" (6.63m x 3.84m)

ENSUITE

7'4" x 4'6" (2.24m x 1.37m)

BEDROOM

12'11" x 10'6" (3.94m x 3.20m)

BATHROOM

7'4" x 6'9" (2.24m x 2.06m)

LANDING

BEDROOM

15'7" x 9'5" (4.75m x 2.87m)

BEDROOM

15'1" x 9'5" (4.60m x 2.87m)

GARDEN

FRONT ASPECT

REAR ASPECT

MATERIAL INFO

Council Tax Band: C
Heating: Air Source Heat Pump
Services:
Mains electricity - Yes
Mains gas -No
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast Fibre
Mobile Coverage:
O2 - 80%
EE - 87%
Three - 73%
Vodafone - 91%
Construction: Conventional
Restrictions: N/A
Rights & Easements:
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: North West
Non-Standard Features to note: N/A

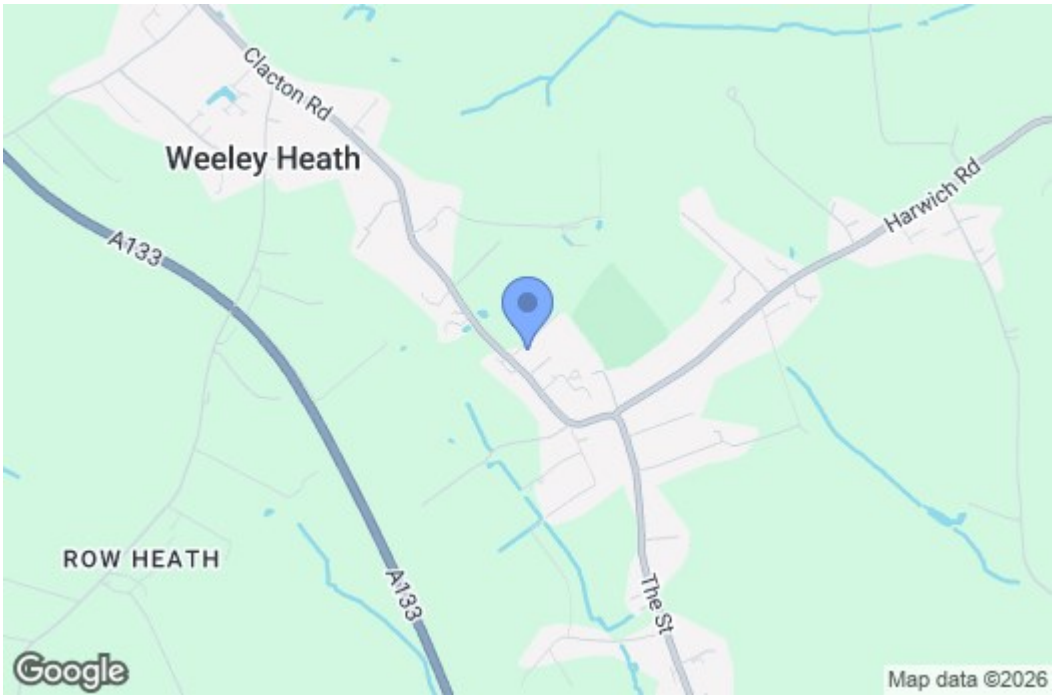
AGENT NOTE

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.

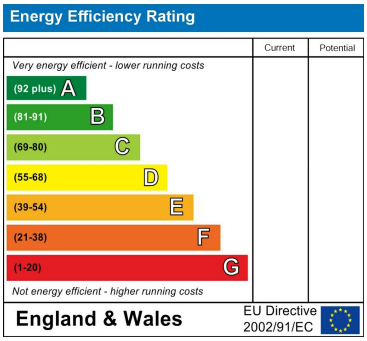
ANTI MONEY LAUNDERING

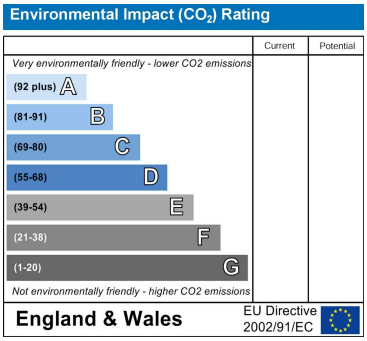
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

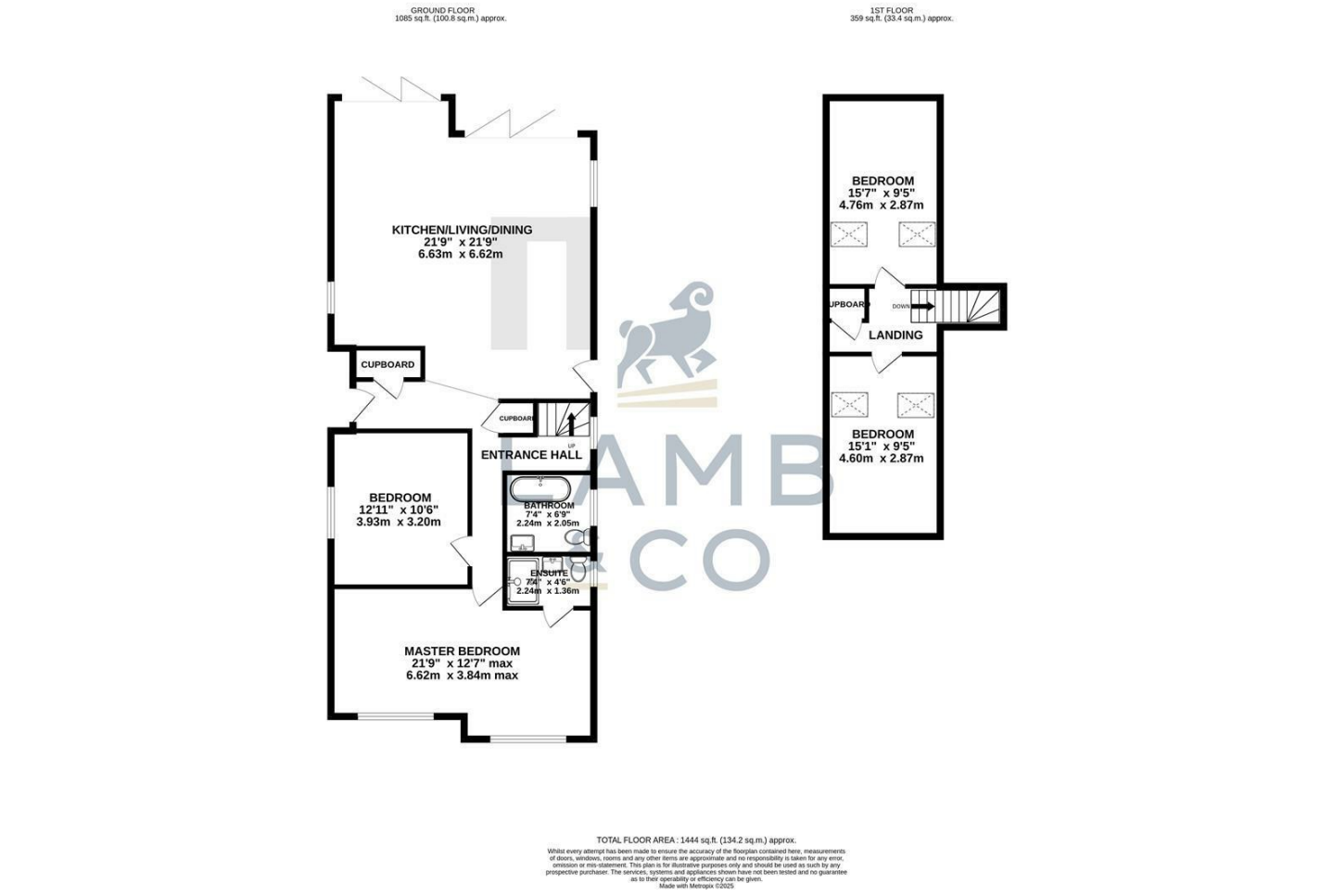


EPC Graphs





Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.