



LAMB & CO

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Inspired by property, driven by passion.



MILLERS GREEN, WEELEY HEATH, CO16 9FT

PRICE £425,000

Built in 2019 by renowned regional developers Rose Builders, this impressive detached house affords views over green space and fields beyond to front. The property offers light and airy rooms with air conditioning to the ground floor, three good sized bedrooms to first floor with an en-suite to the master. Weeley Heath offers a countryside, village feel whilst being well connected by road and rail.

- Three Bedrooms
- Field Views
- Built 2019 (Balance of NHBC Warranty)
- Sought After Development
- Garage & Driveway
- EPC B
- Air Conditioning to Ground Floor
- Immaculate Throughout
- Utility Room

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

6' x 4'7 (1.83m x 1.40m)



LOUNGE

19' x 13'10 max (5.79m x 4.22m max)



KITCHEN/DINER

19' x 12'7 (5.79m x 3.84m)



UTILITY ROOM

8' x 7' (2.44m x 2.13m)



FIRST FLOOR

LANDING



BEDROOM TWO

12' x 11' (3.66m x 3.35m)



MASTER BEDROOM

15'9 max x 10' (4.80m max x 3.05m)



BEDROOM THREE

13'10 x 7'10 (4.22m x 2.39m)



EN-SUITE

8'2 x 6'7 (2.49m x 2.01m)



BATHROOM

8' x 6'10 (2.44m x 2.08m)



OUTSIDE

FRONT



VIEW



REAR



Additional Info

Council Tax Band: D

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

Services: Mains gas, electricity, water, sewer

Broadband: Ultrafast (up to 940mbps)

Mobile Coverage: indoor - O2: likely, EE, Three, Vodafone: limited / Outdoor - O2, EE, Three, Vodafone: Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water - Low / Rivers & Sea - Very Low

Additional Charges: Annual estate charge approximately £200 (managed by EWS)

Seller's Position: Onward purchase

Garden Facing: SE

Warranty: Balance of 10 year NHBC warranty from 2019

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.

AML

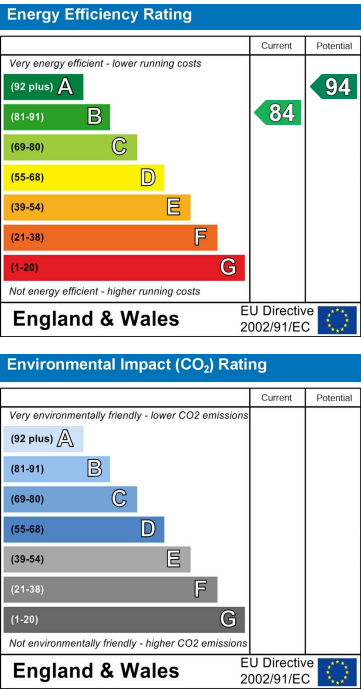
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

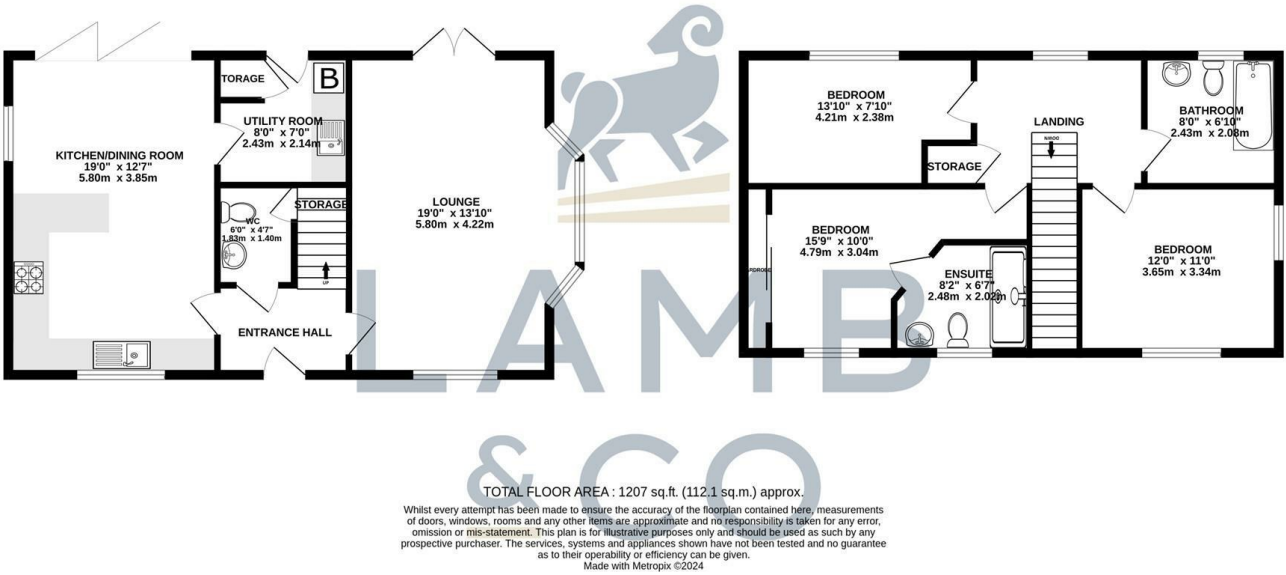
Map



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.