



LAMB & CO

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Inspired by property, driven by passion.



CRAVENWOOD CLOSE, WEELEY HEATH, CO16 9DG

OIEO £395,000

A truly exceptional modern three bed roomed family home located in a mews development in the much favoured village of Weeley Heath. This exclusive property is set in beautifully landscaped communal grounds (with woodland) and is accessed off the main road via electronically operated gates, giving peace of mind and security.

This well proportioned residence is set out over two floors and consists of :- entrance hallway, cloakroom, lounge, dining room and spacious kitchen. The first floor has a good sized landing with three double bedrooms (master with en-suite) and a family bathroom. Outside there is driveway leading to a garage whilst the rear garden is safely enclosed.

- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen/Diner
- Private Gated Community
- Ground Floor Cloakroom
- Immaculately Presented
- Ensuite Shower Room
- EPC - C
- Village Location



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

17'0" x 13'5" (5.18m x 4.09m)



KITCHEN/DINING ROOM

20'0" x 10'0" (6.10m x 3.05m)



OFFICE/BEDROOM

12'7" x 10'5" (3.84m x 3.18m)



W/C

7'0" x 10'5" (2.13m x 3.18m)



LANDING



BEDROOM TWO

12'6" x 12'6" (3.81m x 3.81m)



BEDROOM ONE

14'0" x 13'6" (4.27m x 4.11m)



BEDROOM THREE

14'0" x 10'0" (4.27m x 3.05m)



ENSUITE

7'9" x 6'9" (2.36m x 2.06m)



BATHROOM

8'7" x 7'3" (2.62m x 2.21m)



GARDEN



Vodafone - 76%

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: Estate charge of approximately £700 PA

Seller's Position: The seller has advised us that she will be purchasing an onward property, but can also break chain and vacate if needed.

Garden Facing: North

Non-Standard Features to note:

REAR ASPECT



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.

FRONT ASPECT

Material Information

Council Tax Band: D

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 72%

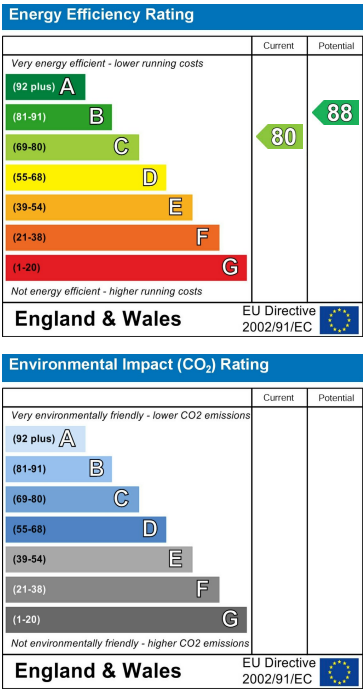
EE - 82%

Three - 76%

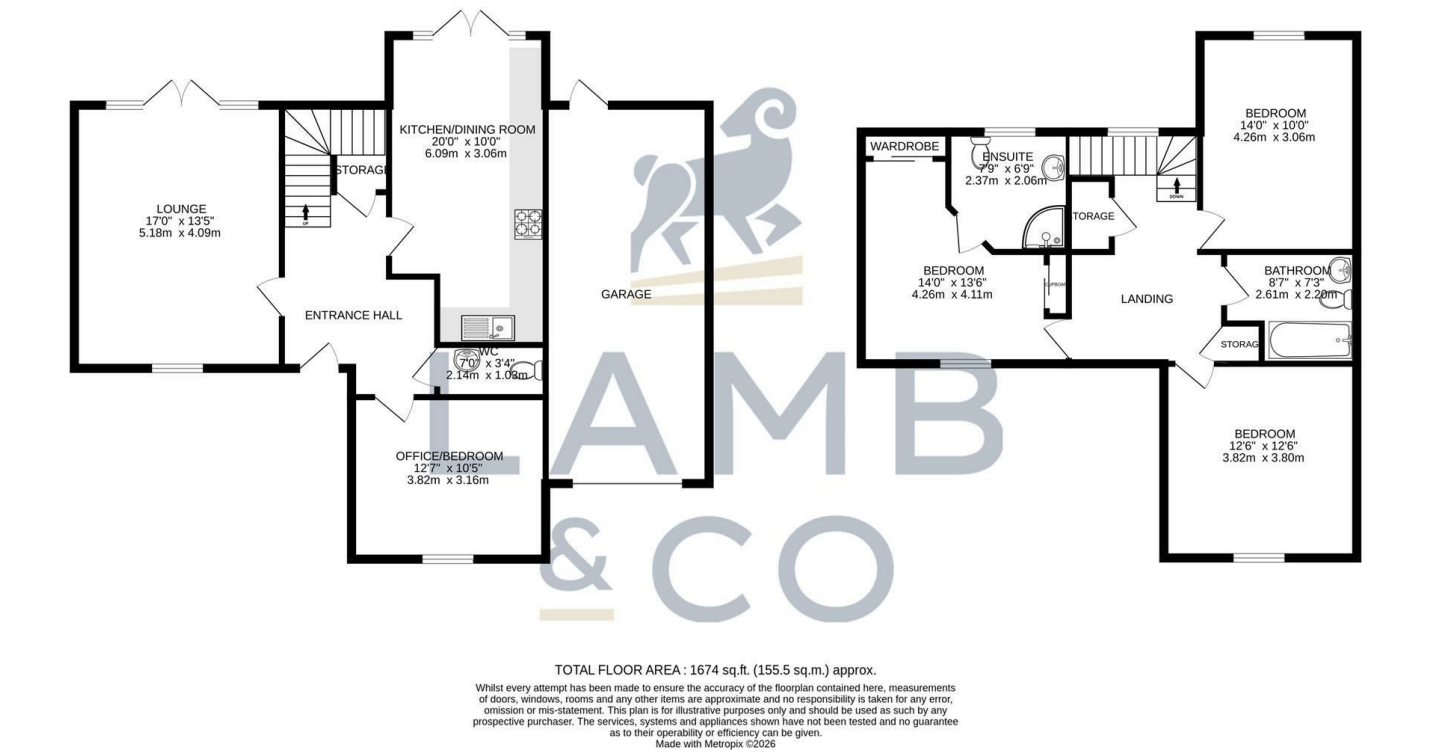
Map



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.