LAMB & CO

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Inspired by property, driven by passion.









CLACTON ROAD, WEELEY HEATH, CO16 9DR

GUIDE PRICE £375,000

Guide Price £375,000-£400,000 Welcome to 'Jolley Cottage'. This extended four bedroom cottage located in the highly regarded Weeley Heath is packed with smart home technology including; automated lighting, CAT 6 cabling, CCTV, automatic electric gates. The property also boasts that warming cottage character & an insulated outbuilding/annexe with power, heating and water connected.. Don't miss out, call now to view!

- Four Bedrooms
- Outbuilding/Annexe
- Utility Room
- Secure Gated Driveway
- Spacious Kitchen/Diner
- Four Piece Bathroom
- Smart Home Technology
- EPC D
- Private Rear Garden

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL
Stair flight to first floor, door to:

LOUNGE
13′ x 12′8 (3.96m x 3.86m)



Bay window to front, cast iron fireplace with open flue, door to:

DINING ROOM
13′ x 12′8 (3.96m x 3.86m)



Built-in cupboards door to inner lobby open to:

KITCHEN
15′9 x 6′3 (4.80m x 1.91m)



Fitted range of laminate fronted units at floor and eye level, rolled edge work surfaces with inset sink drainer unit, integrated oven with hob and hood over, two windows to rear, door to outside.

LOBBY
Under stair storage cupboard, open access to utility room and door to:

CLOAKROOM
4′8 x 3′ (1.42m x 0.91m)



Low level WC and wash basin, feature coin resin floor.

UTILITY ROOM
9'4 x 7'1 (2.84m x 2.16m)



Fitted range of cupboards, work surface with inset sink drainer. window and door to rear, door to:

INTEGRAL GARAGE
16'2 x 7'1 (4.93m x 2.16m)

Insulated and plastered walls, power and lighting, comms cupboard, electric roller door to front.

FIRST FLOOR

LANDING
Doors to:

BEDROOM ONE
13' x 12'8 (3.96m x 3.86m)



Window to front, built-in wardrobe, air conditioning.

BEDROOM TWO
13' x 8'3 (3.96m x 2.51m)



Window to rear.

BEDROOM THREE
9'10 x 7'3 (3.00m x 2.21m)



Window to rear, built-in wardrobe.

BEDROOM FOUR

9' x 7'3 (2.74m x 2.21m)



Window to front, built-in wardrobe, eaves storage.

BATHROOM

9'10 x 7'3 (3.00m x 2.21m)



Four piece suite comprising; shower cubicle, Victorian style rolled edge bath with claw feet, high level WC, built-in cupboards housing wall mounted gas combi boiler with counter top wash basin, heated towel rail, tiled walls and floor, window to rear.

OUTSIDE

FRONT



Pattern imprinted concrete driveway enclosed by brick wall and railings with electric sliding gates operated via intercom or smartphone. gate to side, outside lighting, soffit lighting, EV charger and power point.

REAR



Approx, 75' in length, mainly laid to lawn with raised pattern imprinted concrete patio with inset lighting, children's playhouse with lighting, hot tub (included subject to negotiation).

OUTBUILDING

15'8" x 9'2" (4.78m x 2.8m)



Timber construction, insulated floor and roof, double glazed. Cupboards and work surface with inset sink. Power and light connected with LED light panels to ceiling, multiple power points, electric heating, mains hot water, CAT 6 wiring with wi-fi capability.

MATERIAL INFO

Council Tax Band: C
Heating: Gas Central Heating
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - Air Conditioning to master bedroom
Broadband: Ultrafast fibre available (up to 1,000mbps)
Mobile Coverage:
O2 - 72%
EE - 80%
Three - 70%
Vodafone - 79%
Construction: Conventional
Restrictions: None known
Rights & Easements: None known
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: None
Seller's Position: Purchasing onwards
Garden Facing: North East
Non-Standard Features to note: None

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.

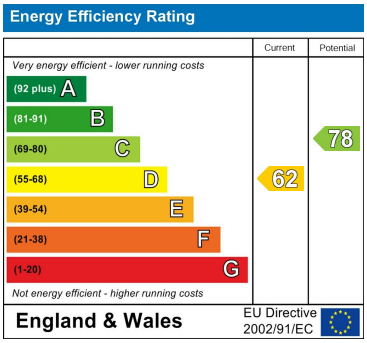
ANTI MONEY LAUNDERING

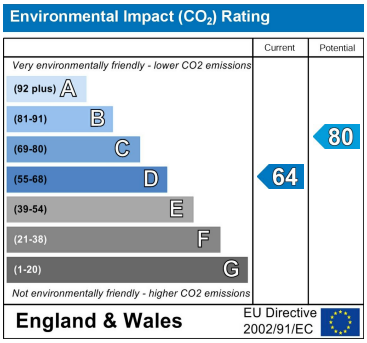
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 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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