



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



MILL LANE, WEELEY HEATH, CO16 9BG

OIEO £495,000

Situated on a designated 'quiet lane' in the sought after area of Weeley Heath and affording field views to rear, this 2018 built, three bedroom detached bungalow. The property has been maintained impeccably and benefits from an orangery extension carried out by the current owners which looks over the South facing garden and fields beyond.

- Three Bedrooms
- En-Suite to Master Bedroom
- Garage with Electric Door
- Orangery Extension
- Field Views
- EPC B
- South Facing Garden
- Weeley Heath
- 5 Years NHBC Warranty Remaining



Sales | Lettings | Commercial | Land & New Homes

sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

14'4 into bay x 9'8 (4.37m into bay x 2.95m)



SHOWER ROOM

7'8 x 6'10 (2.34m x 2.08m)



BEDROOM ONE

16'9 x 8'11 to wardrobes (5.11m x 2.72m to wardrobes)



EN-SUITE

7' x 5'8 (2.13m x 1.73m)



BEDROOM THREE

11'11" x 9'4" (3.63m x 2.84m)



ORANGERY

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



KITCHEN

11'11" x 11' (3.63m x 3.35m)



Underfloor heating

OUTSIDE

FRONT



LOUNGE

14'2" x 11'11" (4.32m x 3.63m)



GARAGE

Electric door

REAR



VIEW

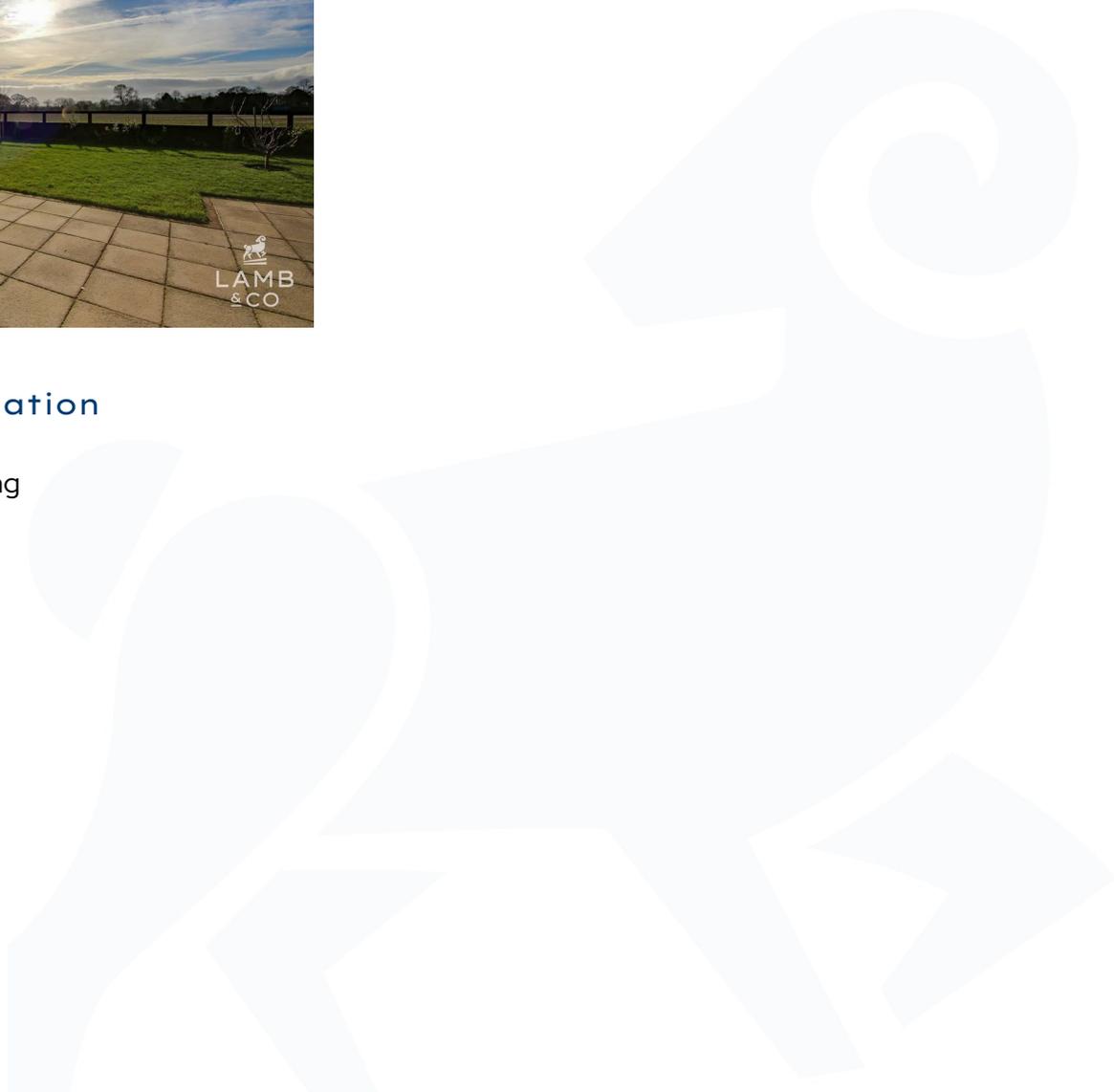


Additional Information

Council Tax Band: D

Heating: Gas central heating

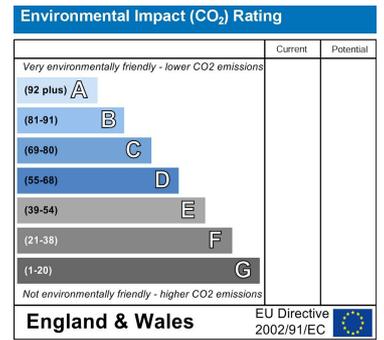
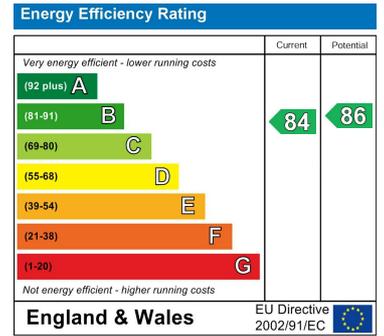
Seller's Position: Found



Map

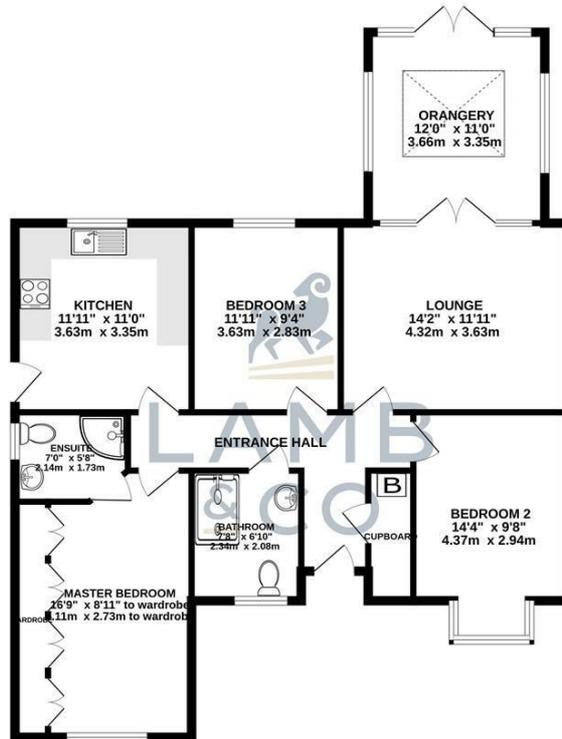


EPC Graphs



Floorplan

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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.
Made with Metropix ©2023

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.