



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICE £575,000

This brand new detached home offers versatile accommodation with two ground floor bedrooms (one with en-suite) and two first floor bedrooms. The property benefits from a luxury kitchen with integrated appliances, two en-suites, double garage, LVT flooring, landscaped gardens and a 10 year BuildZone Warranty. 'Amberwood' is a select development of just 6, executive detached properties by North Essex Homes, situated in the sought after location of Weeley Heath.

- Versatile Detached Chalet Style House
- South Westerly Facing Garden
- Two Ground Floor Bedrooms
- Four Bedrooms
- Double Garage
- Lounge with Vaulted Ceiling
- Two En-Suites
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

21'6 x 15'2 (6.55m x 4.62m)



DINING ROOM/RECEPTION

10'3 x 9'5 (3.12m x 2.87m)



KITCHEN/DINER

26'5 x 13'1 max (8.05m x 3.99m max)



WC



BEDROOM ONE

11'11 x 10'2 (3.63m x 3.10m)



EN-SUITE

7'6 x 5'6 (2.29m x 1.68m)



BEDROOM TWO

11'11 x 7'6 (3.63m x 2.29m)



FIRST FLOOR

LANDING

BEDROOM THREE

13'10 x 9'4 (4.22m x 2.84m)



EN-SUITE

7' x 5'9 (2.13m x 1.75m)



BEDROOM FOUR

14'9 x 9'4 (4.50m x 2.84m)



BATHROOM

9'10 x 5'9 (3.00m x 1.75m)



OUTSIDE

FRONT

REAR

DOUBLE GARAGE

THE DEVELOPMENT

HOUSE TYPE A

Plots 1 & 2

1,894 Sq Ft

Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room

First floor: four bedrooms, two en-suites, family bathroom

HOUSE TYPE B

Plot 3

1,722 Sq Ft

Double Garage

Ground floor: lounge, dining room, WC, kitchen/diner, utility room

First floor: four bedrooms, two en-suites, family bathroom

HOUSE TYPE C

Plots 4, 5, 6

1,819 Sq Ft

Double Garage (plot 4)

Single Garage (plots 5 & 6)

Ground floor: lounge, study/dining room, WC, kitchen/family room, two bedrooms, one en-suite.

First floor: two bedrooms, one en-suite, family Jack & Jill bathroom

Additional Info

Council Tax Band: TBC

Heating: Air Source Heat Pump - Underfloor to ground floor, radiators to first floor

Services: Electricity, mains water and drainage

Warranty: 10 Year BuildZone Warranty

Additional Charges: An Estate Charge towards annual maintenance of the private road will be payable annually (Estimated £150 PA)

Garden Facing: South West

Broadband: Ultrafast Fibre

Mobile Coverage: EE & O2 - Likely / Vodafone & Three - Limited

Construction: Conventional cavity wall, pitched and tiled roof

Restrictions: None

Rights & Easements: None

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

Seller's Position: New Build - no onward chain

Agents Note Sales

Some images are computer generated and provided as indicative only, final finishes may vary slightly. We recommend any prospective purchasers verify full specification before making an offer.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

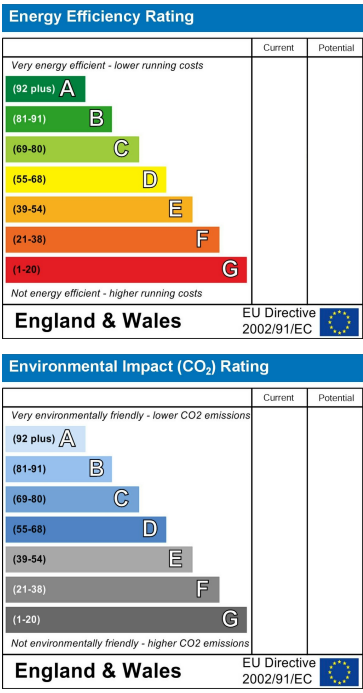
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



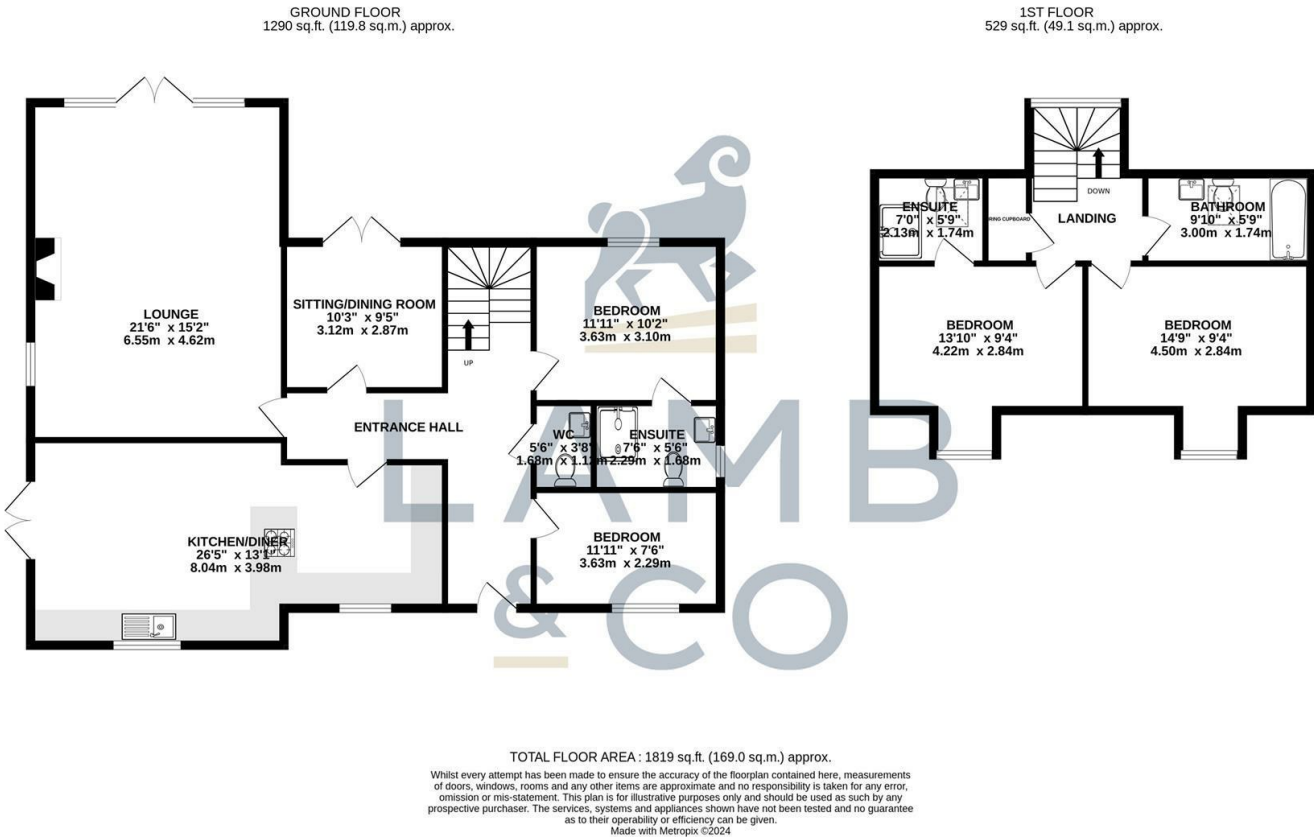
Map



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.