



LAMB & CO

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



MILL LANE, WEELEY HEATH, CO16 9BG

GUIDE PRICE £485,000

Guide price £485,000 - £500,000 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

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

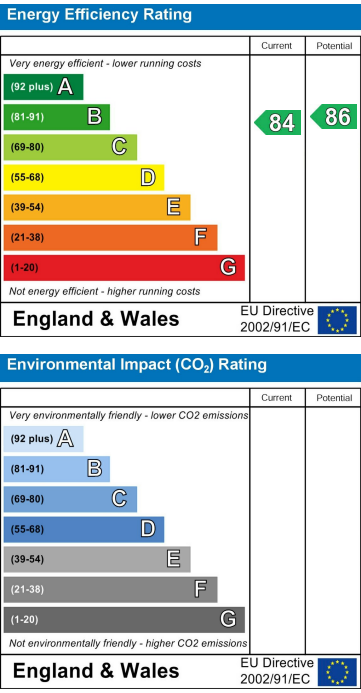
Heating: Gas central heating

Seller's Position: Found

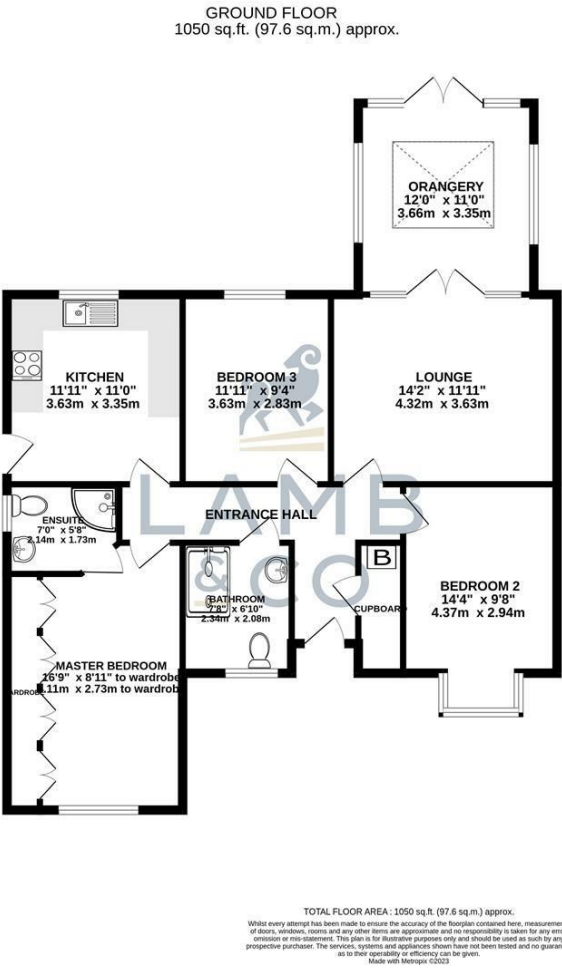
Map



EPC Graphs



Floorplan



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.