



LAMB & CO

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Inspired by property, driven by passion.



## CONNAUGHT FIELDS, WEELEY HEATH, CO16 9EF

### OFFERS IN EXCESS OF £450,000

'Connaught Fields' An exclusive new development of seven detached Chalet bungalows, each thoughtfully designed to combine modern living with comfort and style. Each property features an open-plan kitchen, living and dining area, complete with high-quality integrated appliances, ideal for entertaining or relaxing with family. Finishes throughout are to a high standard, including oak internal doors and flooring throughout with a choice of carpets available.

Externally, every home benefits from a garage and generous off-road parking, as well as north-west facing gardens that come fully turfed and finished with sand stone patio. This collection of homes offer a rare opportunity to secure a beautifully crafted new build in a desirable location. \*Please note pictures are of a different plot.

- Four Bedroom Detached Chalet
- Air Conditioning to Master Suite
- Miostone worktops and integrated Kitchen appliances
- Garage with electric Roller Door
- Flooring and Turf included
- 10 Year build warranty
- Ground Floor Master Suite
- Two First Floor Bedrooms
- Driveway parking for Four Cars

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN/LIVING/DINING

21'9" x 21'9" (6.63m x 6.63m)

### MASTER BEDROOM

21'9" x 12'7" (6.63m x 3.84m )

### ENSUITE

7'4" x 4'6" (2.24m x 1.37m )

### BEDROOM

12'11" x 10'6" (3.94m x 3.20m )

### BATHROOM

7'4" x 6'9" (2.24m x 2.06m)

### LANDING

### BEDROOM

15'7" x 9'5" (4.75m x 2.87m )

### BEDROOM

15'1" x 9'5" (4.60m x 2.87m )

### GARDEN

### FRONT ASPECT

### REAR ASPECT

### MATERIAL INFO

Council Tax Band: TBC

Heating: Air Source Heat Pump

Services:

Mains electricity - Yes

Mains gas -No

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 80%

EE - 87%

Three - 73%

Vodafone - 91%

Construction: Conventional

Restrictions: N/A

Rights & Easements:

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: North West

Non-Standard Features to note: N/A

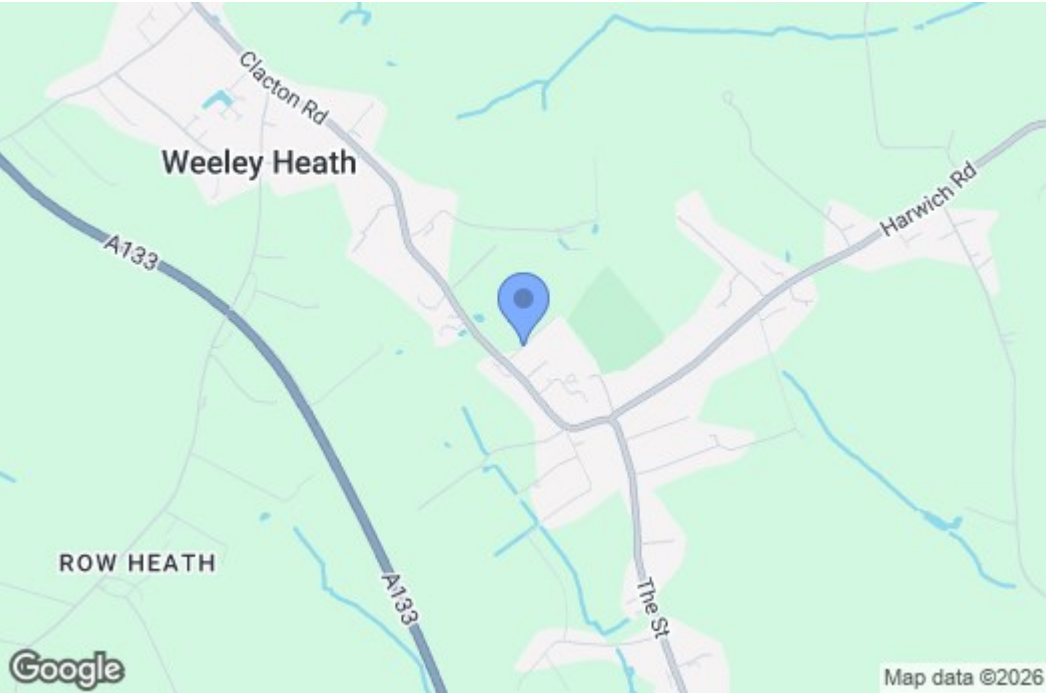
### AGENT NOTE

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.

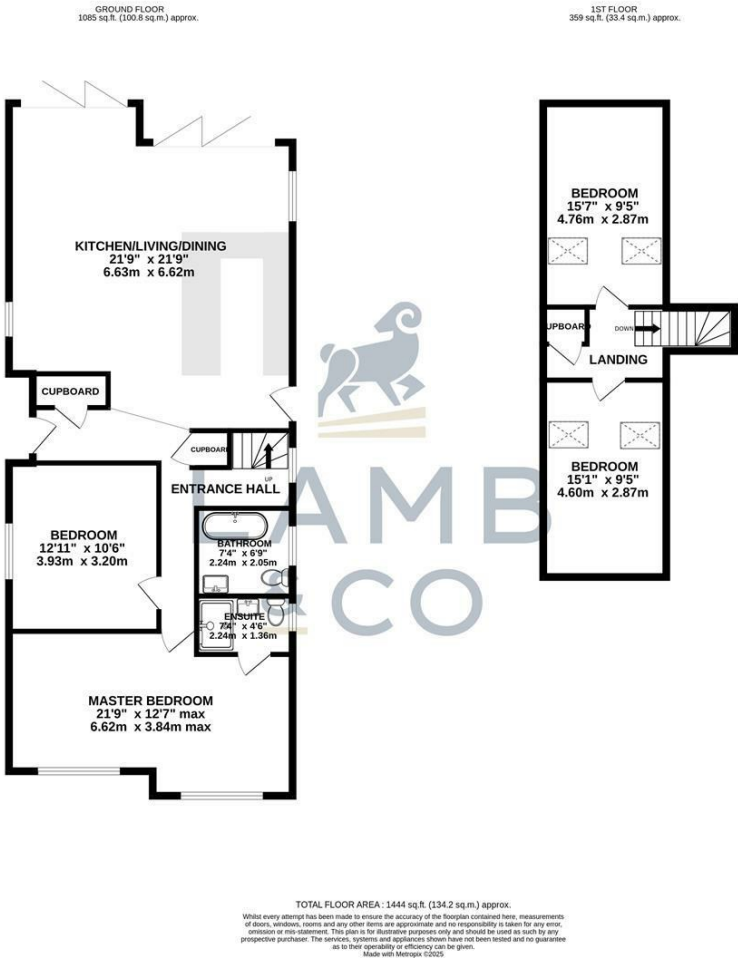
Map



EPC Graphs



Floorplan



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.