



LAMB & CO

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Inspired by property, driven by passion.



## THE NIGHTINGALES, STATION ROAD, MANNINGTREE, CO11 2TH PRICE £435,000

\*\* FINAL PLOT REMAINING! FLOORING INCLUDED \*\* 'The Glemsford' is an attractive detached chalet bungalow boasting a high-specification finish and low running costs, providing luxury, comfort, and convenience. The ground floor master bedroom offers an en suite and built in wardrobes creating the perfect dressing space.

- Three Bedrooms
- Air Source Heat Pump
- Garage & Driveway
- New Home
- Underfloor Heating
- Fibre Broadband
- Rural Village Location
- En Suite
- NHBC 10 Year Warranty

## **The Nightingales**

The Nightingales is a collection of just 18 high-specification three and four bedroom properties and houses by Bennett Homes. Nestled within the idyllic rural village of Wrabness, within easy access of Manningtree and other nearby towns, these exceptional homes provide a peaceful sanctuary with spacious, open-plan layouts ideal for contemporary living.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### **ENTRANCE HALL**

### **LIVING ROOM**

**14'9 x 11'7 (4.50m x 3.53m)**

### **KITCHEN/DINING AREA**

**23'7 x 9'2 (7.19m x 2.79m)**

### **PRIMARY BEDROOM**

**11'0 x 10'4 (3.35m x 3.15m)**

### **EN SUITE**

### **CLOAKROOM**

### **FIRST FLOOR**

### **FIRST FLOOR LANDING**

### **BEDROOM TWO**

**16'2 x 15'4 (4.93m x 4.67m)**

### **BEDROOM THREE**

**16'2 x 10'5 (4.93m x 3.18m)**

### **BATHROOM**

### **OUTSIDE**

### **REAR GARDEN**

### **Additional Info**

Council Tax Band: TBC

Heating: Air source heat pump, underfloor heating

ground floor/ radiators first floor

Services:

Broadband: Fibre

Mobile Coverage:

Construction: 2023

Restrictions:

Rights & Easements:

Flood Risk:

Additional Charges:

Seller's Position: new home

Garden Facing: South

### **Agents Note Sales**

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.

### **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

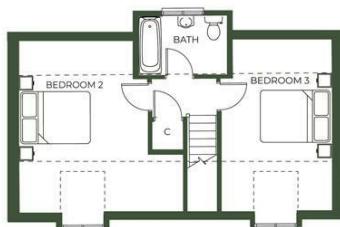


## EPC Graphs

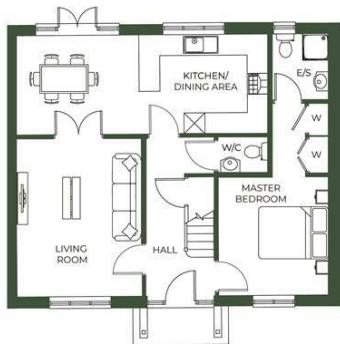
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



First Floor



Ground Floor

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.