



## Kidby Way Weeley Heath, CO16 9FG

This impressive THREE BEDROOM SEMI-DETACHED FAMILY HOME built circa 2019 is located in the popular Essex village of Weeley. The development consisted of 22 luxury homes in total in a sought-after location. The property is perfectly positioned in the village of Weeley, giving easy access to the A133, A120 and A12 respectively with Weeley mainline railway station around 1 mile away. An early viewing is strongly advised to fully appreciate the accommodation and immaculate décor which is on offer.

- Three Bedrooms
- En-Suite To Bedroom One
- Open Plan Living
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Modern Family Bathroom
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Bi-Fold Doors onto 85' Rear Garden
- EPC Rating B & Council Tax C

Price £357,500 Freehold



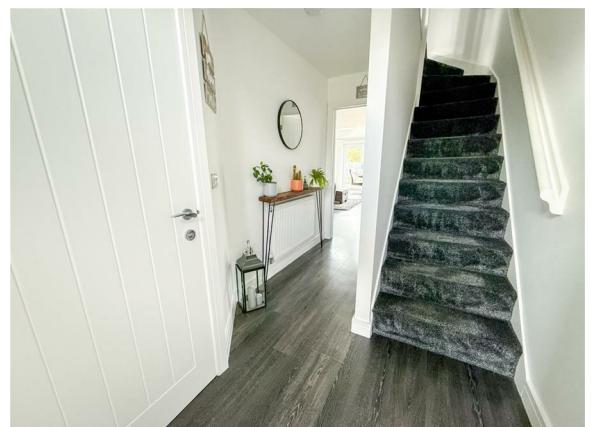
## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

### ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Wood effect flooring. Doors to:



### GROUND FLOOR CLOAKROOM

Fitted with a modern white suite. Comprises corner vanity wash hand basin with cupboard below. Low level W.C. Radiator. Tiled splashbacks. Wood effect flooring. Extractor fan (not tested).



## OPEN PLAN LIVING SPACE



## LOUNGE/DINING AREA

22'3 x 15'2

Part vaulted ceiling with three Velux skylight windows. Wood effect flooring. Built in under stairs storage cupboard. Radiator. Bi-fold doors leading onto rear garden and patio area. Open plan living with open access onto Kitchen Area.

## LOUNGE AREA VIEW



## DINING AREA VIEW



## BI-FOLD DOORS FROM LIVING SPACE

## KITCHEN AREA VIEW

13'3 x 9'3 max

Fitted with a modern kitchen. Comprises range of light grey gloss fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Integrated dishwasher, washing machine and tall fridge/freezer. Inset high level electric double oven. Inset four ring ceramic induction hob with extractor hood above (all appliances not tested) Inset single drainer one and a half bowl sink unit with mixer tap. Glass splashback. Wood effect flooring. Double glazed window to front.



## ALTERNATE VIEW OF KITCHEN AREA



## FIRST FLOOR LANDING

Built in storage cupboard housing gas combination boiler (not tested). Doors to:



## BEDROOM ONE

10'9 plus door recess x 10'8

Double glazed window to front. Door to En-Suite.



## ALTERNATE VIEW OF BEDROOM ONE



## EN-SUITE

Fitted with a modern white suite. Comprises large independent corner shower cubicle. Concealed cistern low level W.C. Vanity wash hand basin. Heated towel rail. Extractor fan (not tested). Double glazed window to front.



## BEDROOM TWO

8'11 x 7'6 to wardrobes

Wall to wall part mirror fronted sliding wardrobes. Radiator. Double glazed window to rear.



## BEDROOM THREE

10'4 x 6'4

Radiator. Double glazed window to rear.



## FAMILY BATHROOM

Fitted with a modern three piece white suite. Comprises Panel bath mixer tap and shower attachment, with glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Part tiled walls. Heated towel rail. Tunnel sky light.



## OUTSIDE - FRONT

Front garden is laid to slate shingle with flower and shrubs. Block paved area providing off street parking leading to garage with electric roller door (not tested).



## GARAGE/GYM

22'10 x 9'8

Power and light connected. Plastered walls and ceiling. Space for additional freezer and tumble dryer.



### OUTSIDE - REAR

Approx 85' landscaped rear garden. Mainly laid to lawn with curved paved patio area. Array of flower and shrub borders. Enclosed by panel fencing. Timber storage shed. Greenhouse. Double glazed personal door to Garage/Gym.



### ALTERNATE VIEW OF GARDEN



### REAR VIEW OF PROPERTY



### AGENTS NOTES

You also pay £173.00 every 6 months for upkeep of the street as well as the small communal garden area

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1952.94 Per Annum

Any Additional Property Charges: Approx £173 every 6 months for upkeep of the street as well as the small communal garden area.

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Kidby Way is a Private Road

## JE 1025

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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.  
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## Selling properties... not promises

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