

AMBERWOOD

WEELEY HEATH

*Amberwood is a stunning collection of just **six** tastefully designed family homes in Weeley Heath.*



Amberwood perfectly combines modern luxury, energy efficiency & countryside living whilst also providing easy access beyond by road & rail.

Siteplan



Key

Orchid 1 2
4-bed House

Poppy 3
4-bed House

Marigold 4 5 6
4-bed Chalet

Some images are computer generated and intended as a representation only, final finishes and colours may vary.

Specification

General

- Energy efficient air source heat pump
- Underfloor heating to ground floor, radiators to first floor
- Pressurised cylinder hot water system
- UPVC windows
- Composite entrance door
- Aluminium bi-folding doors *
- Mains smoke & heat detectors
- TV points to lounge, kitchen & bedrooms
- Oak internal doors and handrail to stairs
- LVT flooring to hall, kitchen & bathrooms

Kitchen

- High quality units with soft close cupboards and drawers
- Integrated Bosch double oven and induction hob
- Integrated, fridge/freezer & dishwasher
- Extractor hood
- Quartz worktops
- Spotlights

Bathrooms & En-suites

- Part tiled walls
- Vanity sink units
- Shower cubicles with rainfall shower head and separate handset
- Spotlights
- Extractor fan
- Feature tiled niches with lighting
- Chrome effect heated towel rails

External

- Turfed gardens with slabbed patio & paths
- Closeboard fencing
- Outside lighting
- Outside tap
- Single/double garage with up and over doors and personnel door
- Power & light to garages
- Block paved driveways

Specification correct at time of printing but is subject to change without prior notice. Buyers are advised to confirm final specification in writing before entering into any contract.

* Only applies to particular housetypes.

Local to Amberwood

Location

The Tendring Peninsula is a place where you can find everything you need for an active and varied lifestyle for all ages, right on your doorstep.

Lovers of fresh air and the outdoors are spoilt for choice with award-winning beaches, nature reserves, coastal walks and rolling countryside to explore. For those looking to relax and unwind, the prestigious Lifehouse Spa & Hotel is just 3 miles away.

For families, there is a range of both primary and secondary schools in the local area and attractions such as Clacton Pier and the Pavillion offering lots to do for all ages, being only a short 7-mile drive away.

Transport Links

Amberwood

Weeley Train Station -- 1 mile
[94 mins to London Liverpool St]

Clacton-on-Sea -- 6 miles

Frinton-on-sea -- 7.5 miles

Colchester -- 12 miles

Ipswich -- 19 miles

Chelmsford -- 35 miles

Stanstead Airport -- 44 miles

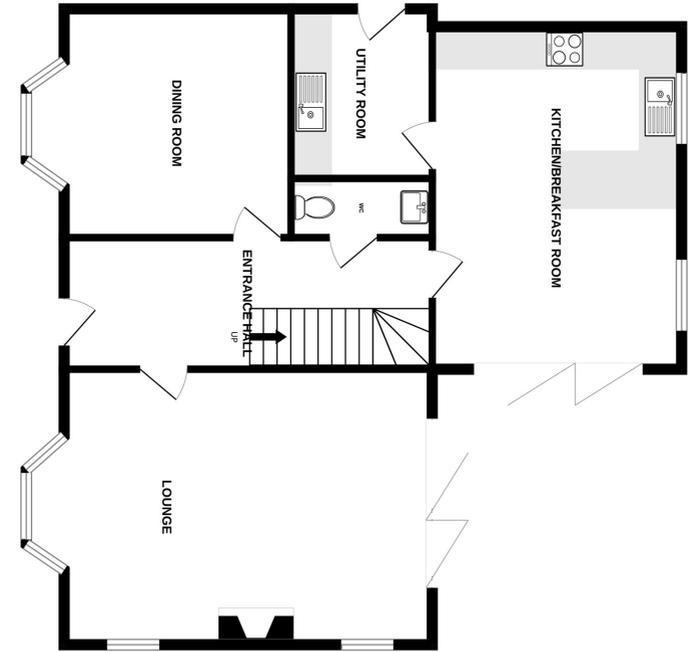
Southend Airport -- 52 miles



Orchid

Housetype 1 1 2

Approx. total floor area
1,894 sq. ft. (176sq.m)



Ground Floor

Lounge

19ft 6in x 14ft 7in | 5.94m x 4.45m

Dining Room

12ft 1in x 12ft 0in | 3.68m x 3.66m

Kitchen/Breakfast Room

18ft 1in x 13ft 2in | 5.51m x 4.02m

Utility Room

8ft 6in x 7ft 0in | 2.59m x 2.13m

W/C

7ft 0in x 3ft 1in | 2.13m x 0.96m

First Floor

Bedroom 1

13ft 2in x 12ft 9in | 4.02m x 3.89m

Ensuite

6ft 9in x 5ft 4in | 2.06m x 1.62m

Bedroom 2

12ft 1in x 12ft 0in | 3.68m x 3.66m

Ensuite

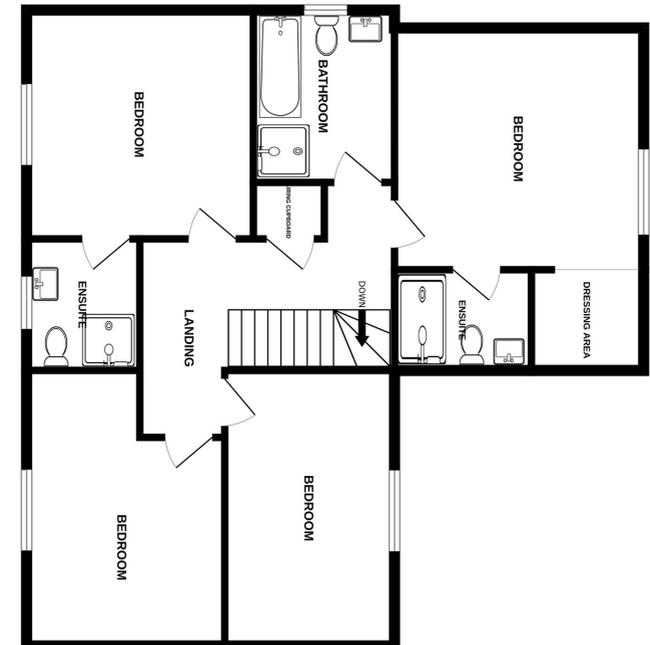
7ft 4in x 6ft 0in | 2.24m x 1.83m

Bedroom 3

14ft 4in x 10ft 9in | 4.37m x 3.28m

Bedroom 4

14ft 6in x 8ft 4in | 4.43m x 2.54m



Some images are computer generated and intended as a representation only, final finishes may vary. Buyers are advised to seek confirmation before entering into any contract. All dimensions are approximate.



Poppy
Housetype 2 3

Approx. total floor area
1,722 sq. ft. (160sq.m)

Ground Floor

Lounge

16ft 2in x 14ft 4in | 4.94m x 4.38m

Study/Diner

11ft 2in x 10ft 0in | 3.41m x 3.05m

Kitchen/Diner

19ft 6in x 12ft 11in | 5.94m x 3.93m

Utility Room

6ft 9in x 6ft 5in | 2.06m x 1.95m

W/C

6ft 5in x 3ft 1in | 1.95m x 0.94m

First Floor

Bedroom 1

12ft 11in x 11ft 5in | 3.94m x 3.48m

Ensuite

9ft 5in x 7ft 7in | 2.87m x 2.32m

Bedroom 2

10ft 11in x 10ft 3in | 3.34m x 3.12m

Ensuite

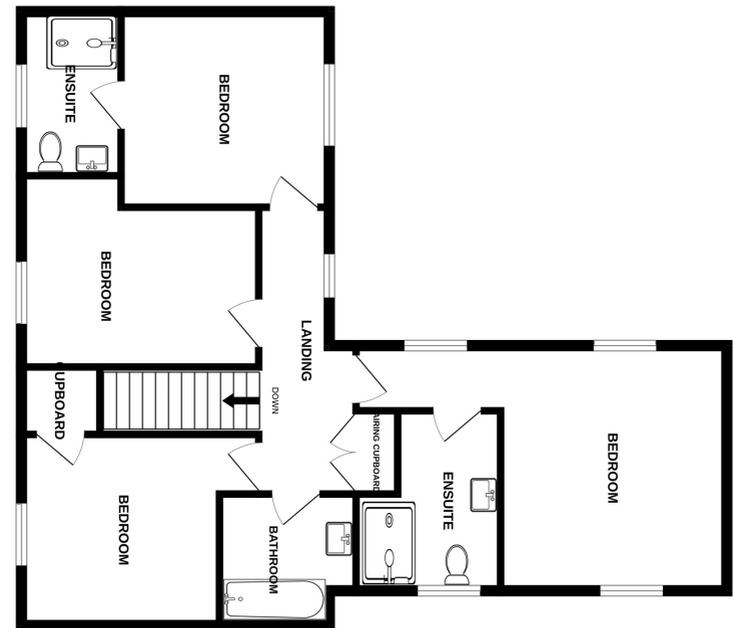
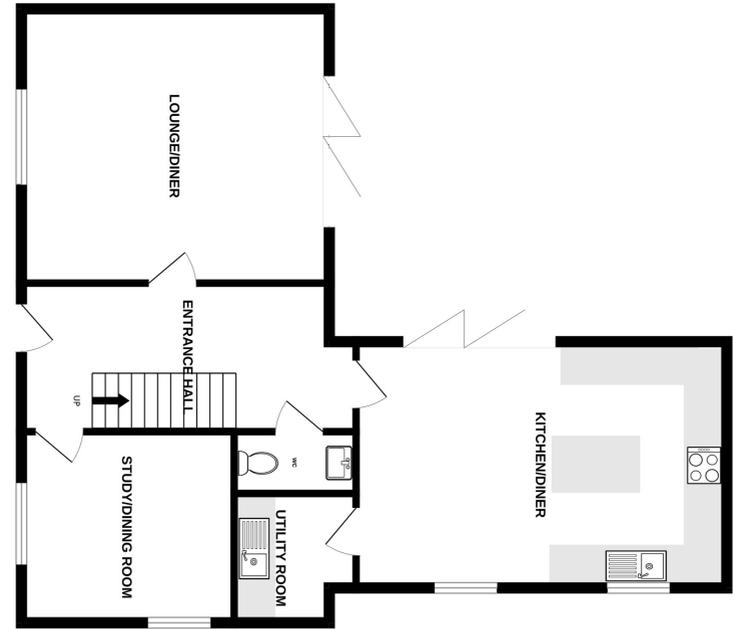
8ft 7in x 4ft 11in | 2.62m x 1.50m

Bedroom 3

12ft 6in x 10ft 0in | 3.80m x 3.05m

Bedroom 4

10ft 5in x 10ft 3in | 3.18m x 3.12m



Some images are computer generated and intended as a representation only, final finishes may vary. Buyers are advised to seek confirmation before entering into any contract. All dimensions are approximate.



Marigold

Housetype 3 4 5 6

Approx. total floor area
1,819 sq. ft. (169sq.m)

Ground Floor

Lounge

21ft 6in x 15ft 2in | 6.55m x 4.62m

Dining Room

10ft 3in x 9ft 5in | 3.12m x 2.87m

Kitchen/Diner

26ft 5in x 13ft 1in | 8.04m x 3.98m

Bedroom 1

11ft 11in x 10ft 2in | 3.63m x 3.10m

Ensuite

7ft 6in x 5ft 6in | 2.29m x 1.68m

Bedroom 2

11ft 11in x 7ft 6in | 3.63m x 2.28m

First Floor

Bathroom

9ft 10in x 5ft 9in | 3.0m x 1.74m

Bedroom 3

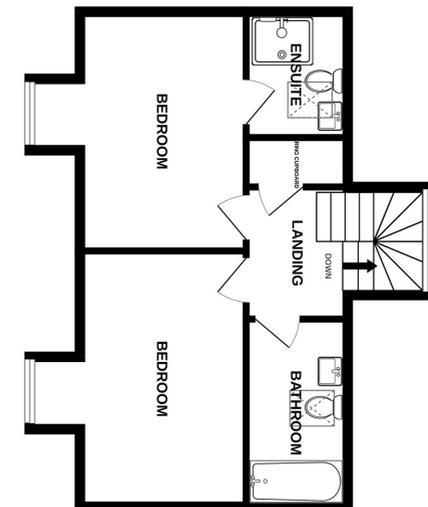
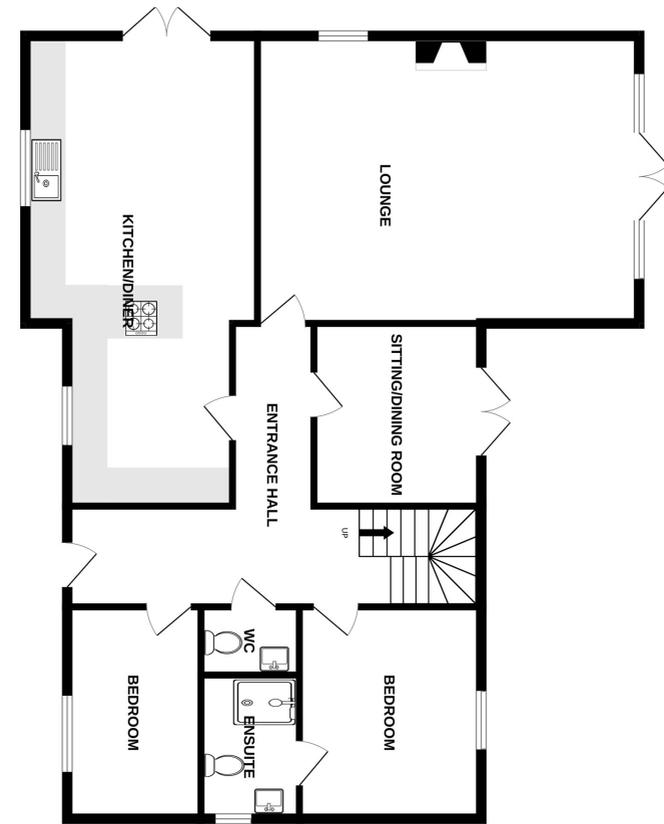
21ft 6in x 15ft 2in | 6.55m x 4.62m

Ensuite

21ft 6in x 15ft 2in | 6.55m x 4.62m

Bedroom 4

14ft 9in x 9ft 4in | 4.50m x 2.84m



Some images are computer generated and intended as a representation only, final finishes may vary. Buyers are advised to seek confirmation before entering into any contract. All dimensions are approximate.

About North Essex Homes

North Essex Homes have been developers of premium new-build homes across North Essex for many years. With a myriad of desirable new build sites across Essex, they boast exceptional standards, excess experience and a proven track record.

Each new home at Amberwood includes 10 years structural warranty provided by BuildZone, allowing our new homeowners complete peace of mind in their move.



AMBERWOOD

Selling Agent:

Lamb & Co Property
www.lambandcoproperty.co.uk

01255 422 240
sales@lambandcoproperty.co.uk

