



## PLOT 7, WEELEY GATEWAY

---

WEELEY, CLACTON-ON-SEA, ESSEX, CO16 9JP

**NP** NICHOLAS  
PERCIVAL

One of Nine brand new, executive style detached family homes in the highly sought-after village of Weeley.

The property is comprised of five bedrooms, (two with en-suite shower rooms), kitchen / family room, utility room, dining room, sitting room, study, cloak room and family bathroom.

Single Garage with off road parking.

Constructed by noted local builder Vaughan & Blyth Ltd.

EPC Awaited | Solar Panels



## Property

'Weeley Gateway' is a development of just nine executive detached properties, with high specification, occupying a mews turning off Colchester Road, Weeley.

The entrance hall provides access to the impressive central hub of the home, with an Oak and glass staircase providing access to the first floor. The kitchen has Quartz worktops and a range of fully integrated appliances and provides access to the adjacent utility room. French doors to the rear complete the stunning Kitchen / Diner / Family room.

A formal dining room, spacious living room with French doors to the patio,

study and cloakroom conclude the ground floor accommodation. Underfloor heating runs throughout the ground floor with traditional radiators on the first floor.

The first-floor landing leads to the master bedroom, accompanied by a luxurious en-suite shower room.

The second bedroom also boasts an en-suite shower room.

There are three further bedrooms, as well as a high specification family bathroom that completes the internal accommodation.

## Outside

Adjacent to the property is a double garage with off road parking.

To the rear is an enclosed garden with patio.

## Situation

The village of Weeley offers a range of services including a local convenience store / post office, public house and local primary school and there is a supermarket a short driveaway.

Slightly further afield is the historic Roman town of Colchester which provides all the leisure, recreational and shopping facilities expected of a major regional town.

For commuter's road connections are first class and the local train station provides a direct route to London Liverpool Street.

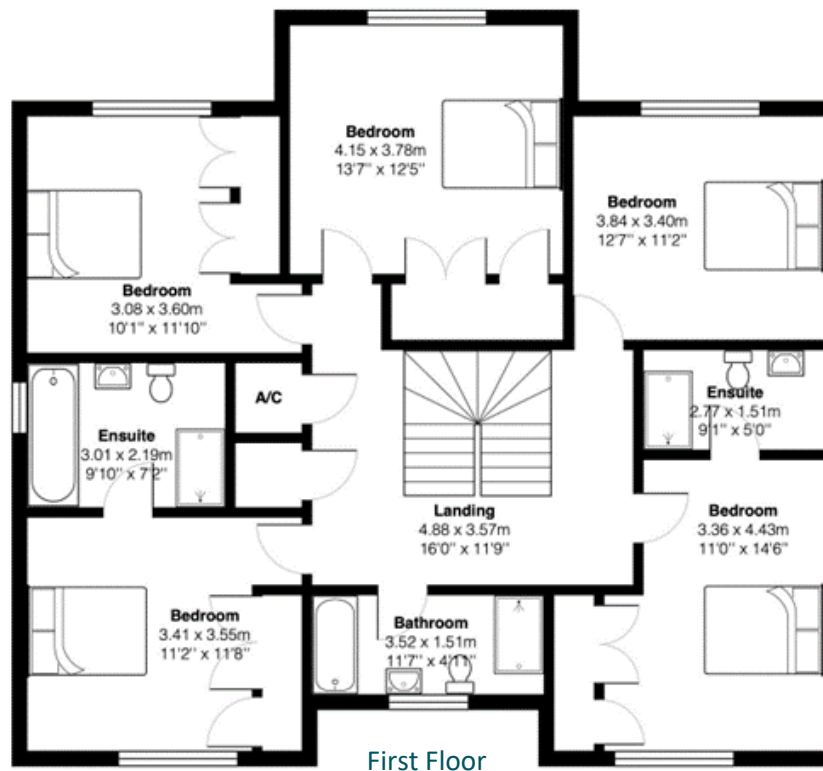
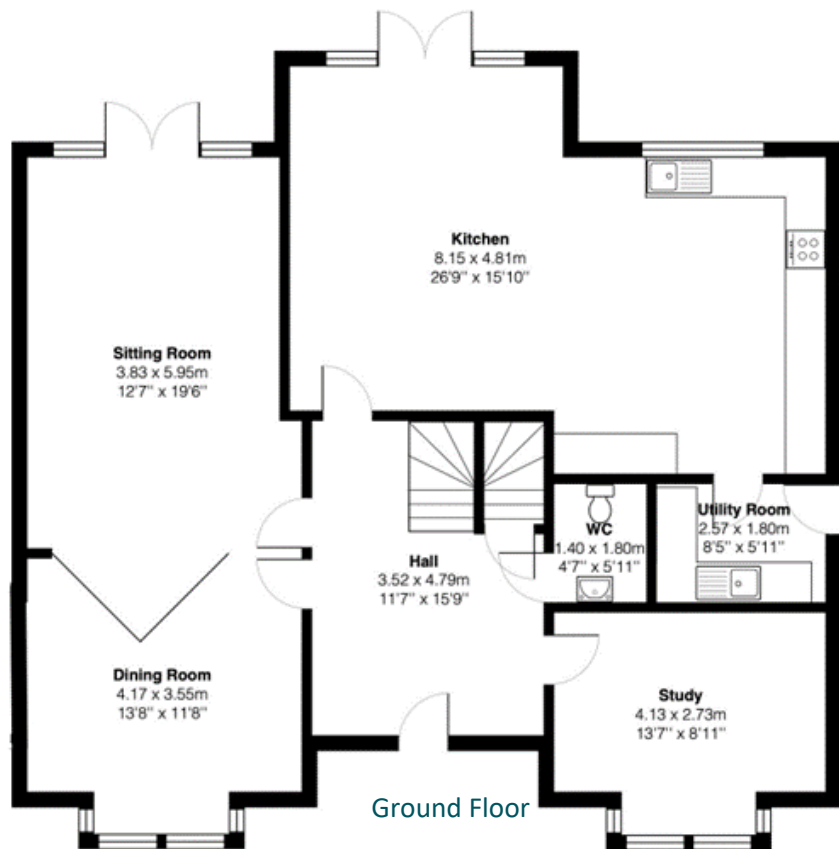
'Weeley Gateway' is the perfect base from which to enjoy everything from charming village pubs and breath-taking country views – through to sunny beaches, riverside walks and all the opportunities this sought-after area has to offer.

## Agents Notes

Management Service Charge Applies



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Tendring District Council, **COUNCIL TAX:** Band TBC. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



Site Map

Nicholas Percival  
Beacon End Farmhouse, London Road,  
Stanway, Colchester, Essex. CO3 0NQ  
T: 01206 563222 E: sales@nicholaspercival.co.uk  
www.nicholaspercival.co.uk

Take a virtual tour of the property.  
Scan the QR Code with your smart  
phone or tablet and enjoy a  
completely immersive and  
interactive experience.



Want an instant online  
valuation of your property?

Simply scan the QR Code to  
the right.



**NP NICHOLAS  
PERCIVAL**  
Chartered Surveyors, Estate Agents &  
Commercial Property