

Roman Lane Development, The Juno - Plot 21, Gt Waldingfield, CO10 0RT



2 bedrooms  
1 reception room  
1 bathroom

**LANDEX**  
new homes

Freehold  
**£265,000**

Subject to contract

Ideal new build home



Thoughtfully  
designed interiors  
and premium quality  
fixtures and fittings

# Some details

## General information

The Juno - Plot 21 is a two bedroom end terraced house, just one of the thoughtfully designed properties on the brand new Roman Lane development in Great Waldingfield. This collection of high quality two, three and four bedroom homes is brought to you by Landex New Homes, a highly reputable developer known for their expertise in the field, who pride themselves on delivering the highest quality product and service.

The Juno briefly comprises; An entrance hall with cloakroom and access to the living room and kitchen. The fully integrated kitchen has window to the front aspect and opens onto the light and airy living room that has a window to the rear and boasts French doors that open to the garden. Both bedrooms are good sized doubles with bedroom one benefiting from built in wardrobes. There is also a main family bathroom. Externally there is off-road parking and gardens to the front and rear with the rear having a garden shed.

All properties at Roman Lane come with a full 10 year build warranty and the specification as standard includes (but is not limited to) - underfloor heating to the ground floor with radiator heating to the first floor, Masterclass or Crown fully fitted kitchens, fitted wardrobes to bedroom one, flooring throughout, intruder alarms, wiring for satellite and digital TV, Roper Rhodes sanitaryware and Vaillant air source heat pumps. Externally the nicely proportioned gardens have privacy fencing between plots and there are block paved driveways with parking and/or garages that have power and lighting connected and electrically operated garage doors. Plots 11,12,13,14 & 21 have a garden shed to the rear.

### Entrance hall

#### Cloakroom

2' 11" x 5' 8" (0.89m x 1.73m)

#### Kitchen

12' 10 (max)" x 12' 2 (max)" (3.91m x 3.71m)

#### Living room

16' 2" x 12' 6" (4.93m x 3.81m)

#### Bedroom one

15' 10" x 10' 0 (max)" (4.83m x 3.05m)

#### Bedroom two

8' 11" x 11' 11" (2.72m x 3.63m)

#### Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

## Where?

The village of Great Waldingfield is situated 2 miles from the thriving market town of Sudbury and is a sought after residential village with a village public house a general store/post office and local primary school. The location of the village makes it popular with people needing regular access to Sudbury which benefits from a railway service to Marks Tey which has direct links to London, Norwich and Ipswich. There is easy access to Colchester, via the A134 with its many amenities. The superb medieval village of Lavenham is some 5 miles to the north with its fine collection of historic houses, pubs, restaurants, shops, etc. The new Sudbury Health Centre is easy accessible from the property.

## Important information

Council Tax Band - TBC

Services - We understand that mains water, drainage and electricity are connected to the property. The heating is provided via Air Source Heat Pump.

Tenure - Freehold

EPC rating - Predicted Energy Rating B

**Agents note** - Room sizes shown are not confirmed, provided by architects and taken from current building regulations drawings.

Any external CGI's provided are indicative of the finished product and the photographs shown are from the current show home.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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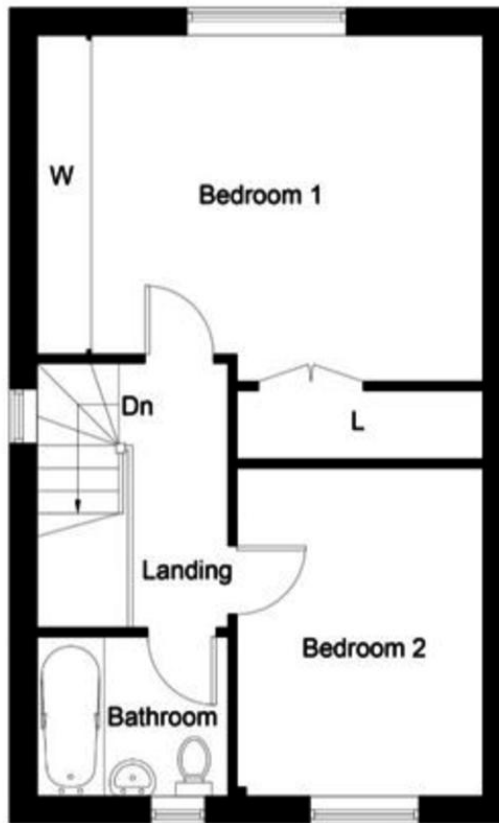
## Viewing

To make an appointment to view this property please call us on 01787 327 000.





**Ground Floor**



**First Floor**

To find out more or book a viewing

**01787 327 000**

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