



LAMB & CO

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Inspired by property, driven by passion.



## ORCHARD CLOSE, HARWICH, CO12 4EF

PRICE £400,000

Introducing 'Orchard Gardens'.. This impressive new development of just nine detached properties finished to an excellent specification by NFC Homes. The cul-de-sac is located off of the sought after Fronks Road, one of the areas most desirable streets within easy reach of the town centre and seafront. Build complete and ready to view now!

- Three Bedroom Detached House
  - Garage & Parking
  - 10 Year Structural Warranty
- Boutique Development
  - Assisted Move Options
  - Ready to Move In
- High Specification Finish Throughout
  - 1227 Sq Ft



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## Plot 1 - The Braeburn

The Braeburn is a unique three bedroom detached house with a garage and generous South facing garden. The property offers spacious ground floor living space with open plan kitchen and living area plus a separate dining room and a WC. The first floor offers three bedrooms with an en-suite to the master and a good sized family bathroom.

Getting here - Use post code CO12 4EF |  
What3Words - ///highly.riot.puddles  
Postal Address - 1 Orchard Close, Dovercourt,  
Harwich, Essex, CO12 4SA

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hall



### Lounge

16'5 x 10'7 (5.00m x 3.23m)



### Kitchen

13'11 x 11'6 (4.24m x 3.51m)



### Dining Room

10'7 x 9'9 (3.23m x 2.97m)



## WC



## En-Suite

8'3 x 4'2 (2.51m x 1.27m)



## First Floor

### Landing



## Bedroom Two

13'11 x 11'6 max (4.24m x 3.51m max)



## Master Bedroom

16'5 x 10'7 (5.00m x 3.23m)



## Bedroom Three

11'2 x 9'9 (3.40m x 2.97m)



## Front



## Family Bathroom

9'9 x 6' (2.97m x 1.83m)



## Rear



## Outside

## The Site



## Additional Info

Council Tax Band: TBC

Heating: Gas central heating

Services: Mains electricity, gas, water and sewer

Broadband: Ultrafast fibre (up to 1100mbps)  
Mobile Coverage: Likely (all networks)  
Construction: Cavity wall  
Restrictions: None  
Rights & Easements: None  
Flood Risk: Very low  
Private Development: Purchasers will be appointed as directors upon completion  
Seller's Position: New Build - no onward chain  
Garden Facing: South  
Warranty: 10 year BuildZone Structural Warranty  
Timing: Completion from October 2024  
Reservation Fees: £1,000 reservation fee required (deducted from final purchase price)

### **AGENTS NOTE**

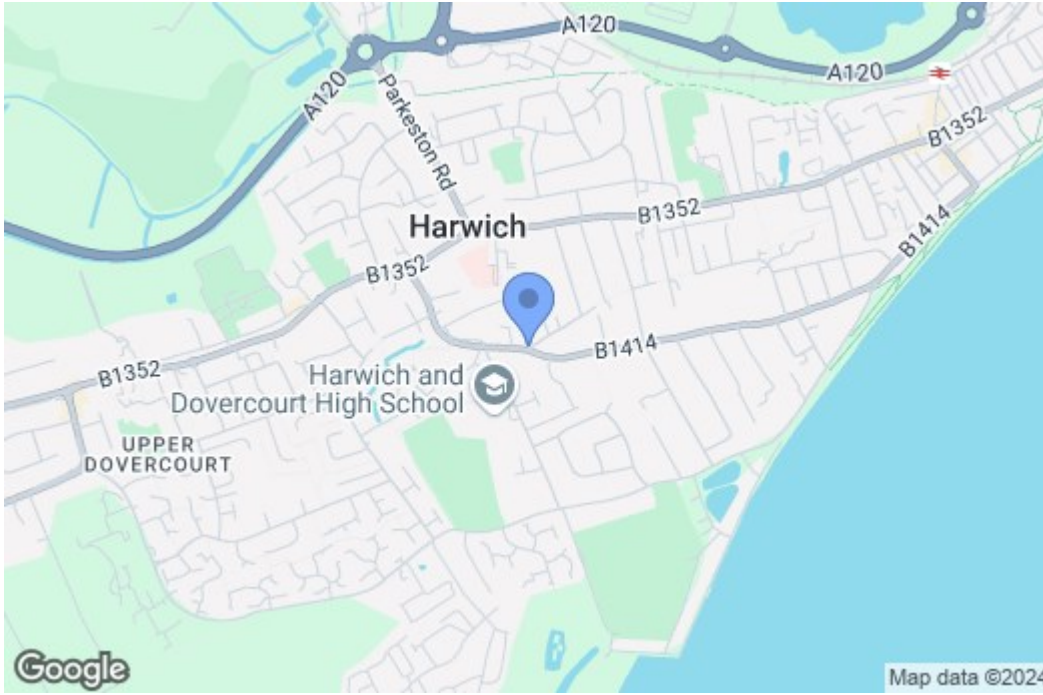
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### **ANTI-MONEY LAUNDERING COMPLIANCE**

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

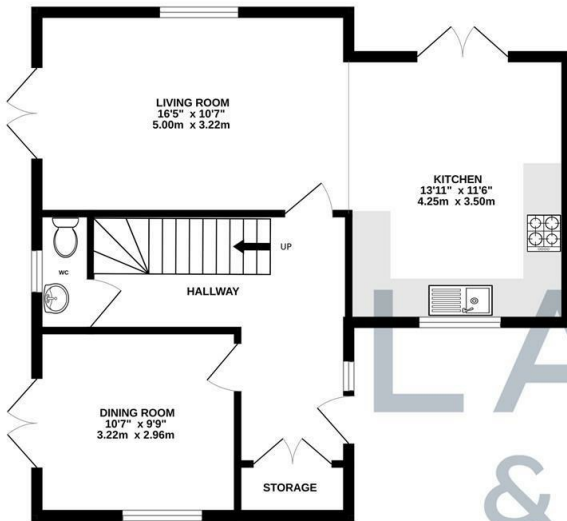
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

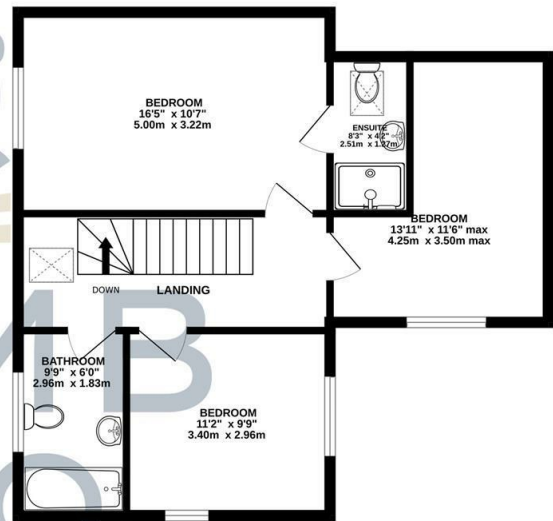
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly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

## Floorplan

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

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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