



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



MAIN ROAD, HARWICH, CO12 5EY

PRICE £440,000

This spacious family home offers versatile living with three reception rooms, a dedicated study, and a bright conservatory. The primary bedroom includes an en suite and a private dressing room, providing a luxurious retreat. Outside, the well-planned garden features a charming summer house, perfect for relaxation or entertaining, and a large workshop/storage shed with dual access. Ideal for families seeking both comfort and space.

- Four Bedrooms
- Summer House & Workshop
- Study & Conservatory
- Village Location
- Three Reception Rooms
- Utility Room & Ground Floor WC
- Off Road Parking
- EPC-TBC
- En Suite & Dressing Room to Bedroom One



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

OUTSIDE FRONT



LOUNGE

16'6" x 12'4" (5.03m x 3.76m)



PORCH

DINING ROOM

12'3" x 10'6" (3.73m x 3.20m)



STUDY

12'4" x 7'4" (3.76m x 2.24m)



SITTING ROOM

14'1" x 11'8" (4.29m x 3.56m)



KITCHEN

10'x8' (3.05m x 2.44m)



UTILITY ROOM

8'8" x 5'3" (2.64m x 1.60m)



INNER HALL



CONSERVATORY

12'4" x 8' (3.76m x 2.44m)

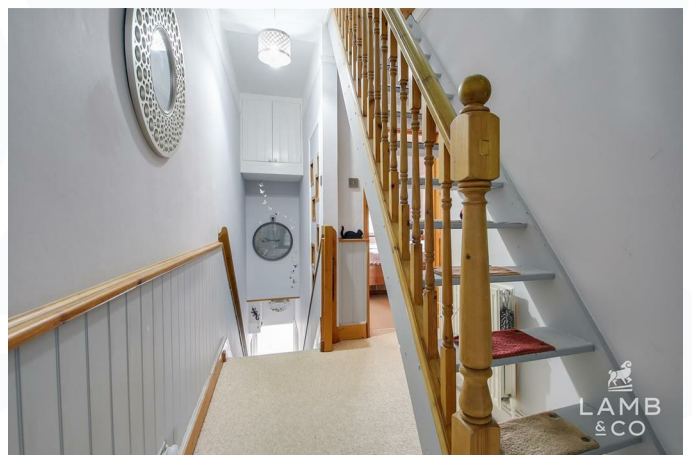


WC

6'4" x 4' (1.93m x 1.22m)



LANDING



BATHROOM

9'1" x 7'1" (2.77m x 2.16m)



EN SUITE

6'4" x 3'7" (1.93m x 1.09m)



MASTER BEDROOM

15'5" x 12'3" (4.70m x 3.73m)



BEDROOM TWO

12'8" x 9'6" (3.86m x 2.90m)



DRESSING ROOM

8'6" x 6'2" (2.59m x 1.88m)



BEDROOM THREE

8'3" x 8' (2.51m x 2.44m)



BEDROOM FOUR

12,8" x 11'6" (3.66m,2.44m x 3.51m)



OUTSIDE REAR



SUMMER HOUSE



WORKSHOP



Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: 02 - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low Risk

Additional Charges: No

Seller's Position: Need To Find

Garden Facing: North

Agents Note Sales

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.

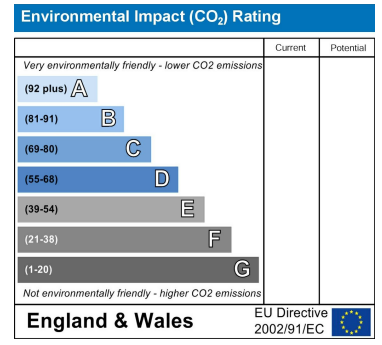
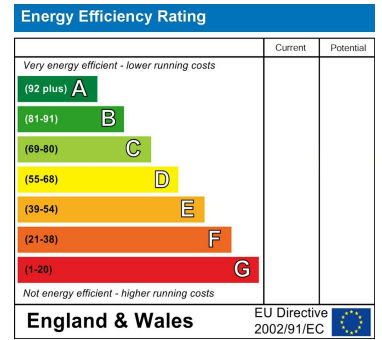
AML

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.

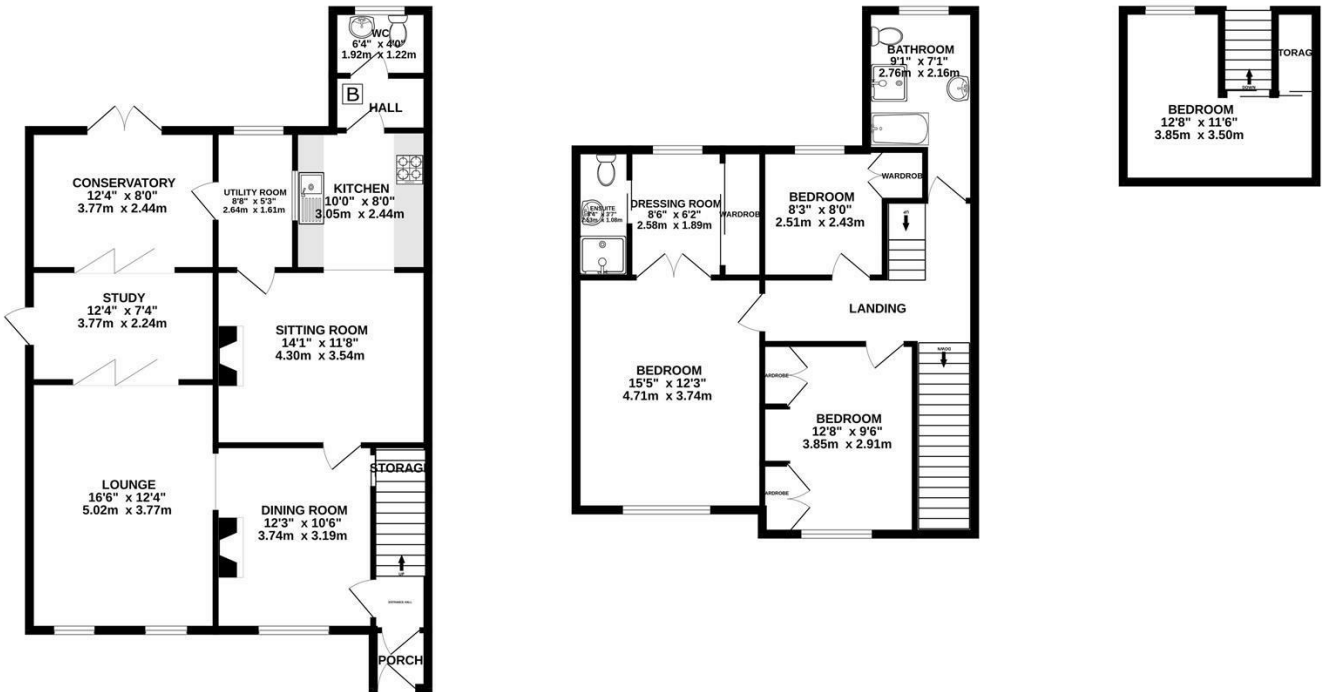
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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.
Made with Metroplex ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.