



LAMB & CO

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## BEAUMONT ROAD, HARWICH, CO12 5BD

### GUIDE PRICE £900,000

Guide Price £900,000 - £950,000. Discover luxury and flexibility in the heart of Great Oakley with this exceptional four-bedroom detached home. Designed for modern family living, it features spacious interiors, high ceilings, and abundant natural light throughout. At its heart, the sleek kitchen shines with a central island, teppanyaki grill, and bespoke cabinetry.

The real showstopper is the incredible self-contained annexe – complete with two double bedrooms, open-plan kitchen/lounge, dining room, and underfloor heating – offering potential as an Airbnb or independent rental, creating an attractive income stream.

- Detached 4 Bedroom House
- Self Contained 2 Bedroom Annexe
- Office & Gym
- Brand New Air Source Heat Pump
- Electric Gates & Ample Parking
- EPC E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

22'0 x 12'0 (6.71m x 3.66m)



## DINING ROOM

15'0 x 12'0 (4.57m x 3.66m)



## KITCHEN/ BREAKFAST ROOM

15'0 x 14'3 (4.57m x 4.34m)



## SHOWER ROOM

7'9 x 7'0 (2.36m x 2.13m)



## FIRST FLOOR LANDING

### BEDROOM ONE

15'5 x 12'0 (4.70m x 3.66m)



### BEDROOM FOUR

9'0 x 6'5 (2.74m x 1.96m)



### BEDROOM TWO

15'0 x 11'8 (4.57m x 3.56m)



### BATHROOM

14'7 x 7'5 (4.45m x 2.26m)



### BEDROOM THREE

11'0 x 10'3 (3.35m x 3.12m)



### ANNEXE FRONT



### ANNEXE KITCHEN/ LIVING SPACE

24'0 x 15'0 (7.32m x 4.57m)



### ANNEXE WC

### ANNEXE BEDROOM TWO

10'10 x 10'0 (3.30m x 3.05m)



### ANNEXE CONSERVATORY

13'8 x 9'0 (4.17m x 2.74m)



### ANNEXE SHOWER ROOM



### ANNEXE BEDROOM ONE

13'7 x 13'3 (4.14m x 4.04m)



### UTILITY ROOM

15'8 x 10'5 (4.78m x 3.18m)

## GYM

17'5 x 12'4 (5.31m x 3.76m)



## OFFICE

18'2 x 11'9 (5.54m x 3.58m)



## REAR ASPECT

## REAR GARDEN

## DRIVEWAY

### Material Information

Council Tax Band: F

Heating: Air Source Heat Pump

Services: Mains Electric & Water

Broadband: Superfast

Mobile Coverage: Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find (Could Possibly Vacate)

Garden Facing: West

### 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

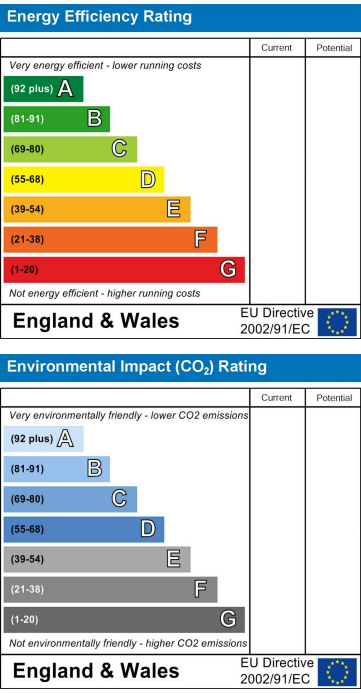
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- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

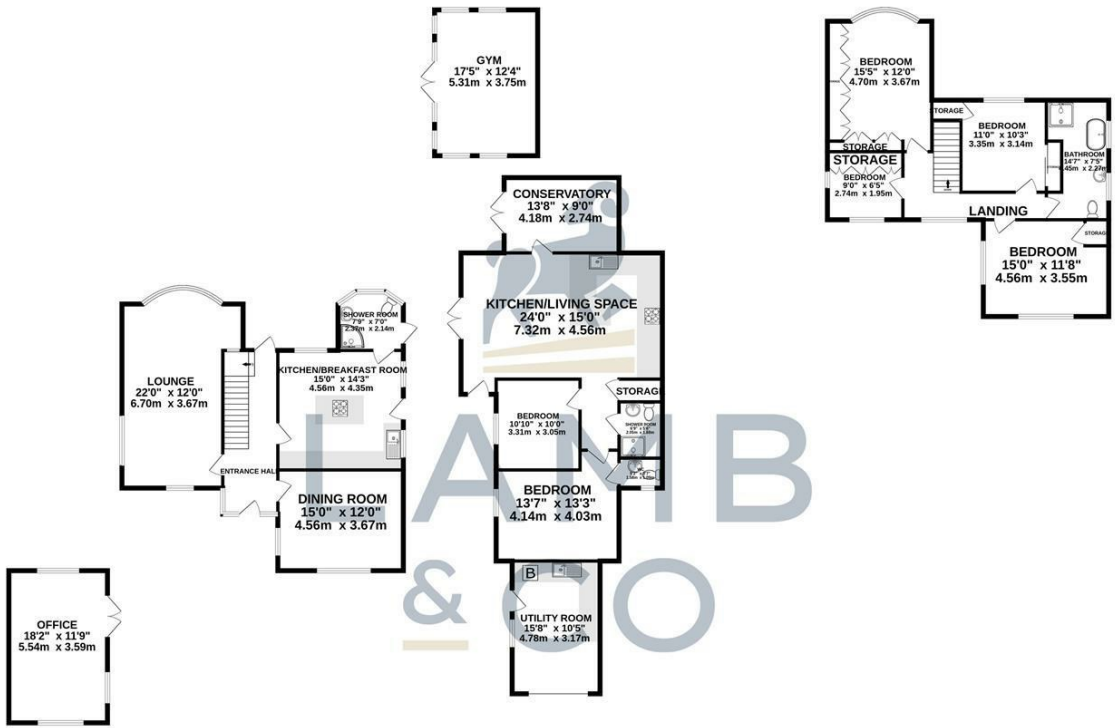
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 3112 sq.ft. (289.1 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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