



LAMB & CO

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Inspired by property, driven by passion.



BEAUMONT ROAD, HARWICH, CO12 5BD

OFFERS IN EXCESS OF £850,000

**** SEPARATE TWO BEDROOM ANNEXE **** 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



Sales | Lettings | Commercial | Land & New Homes
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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

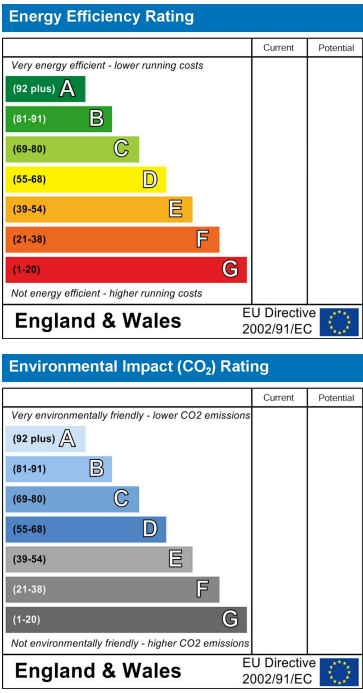
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

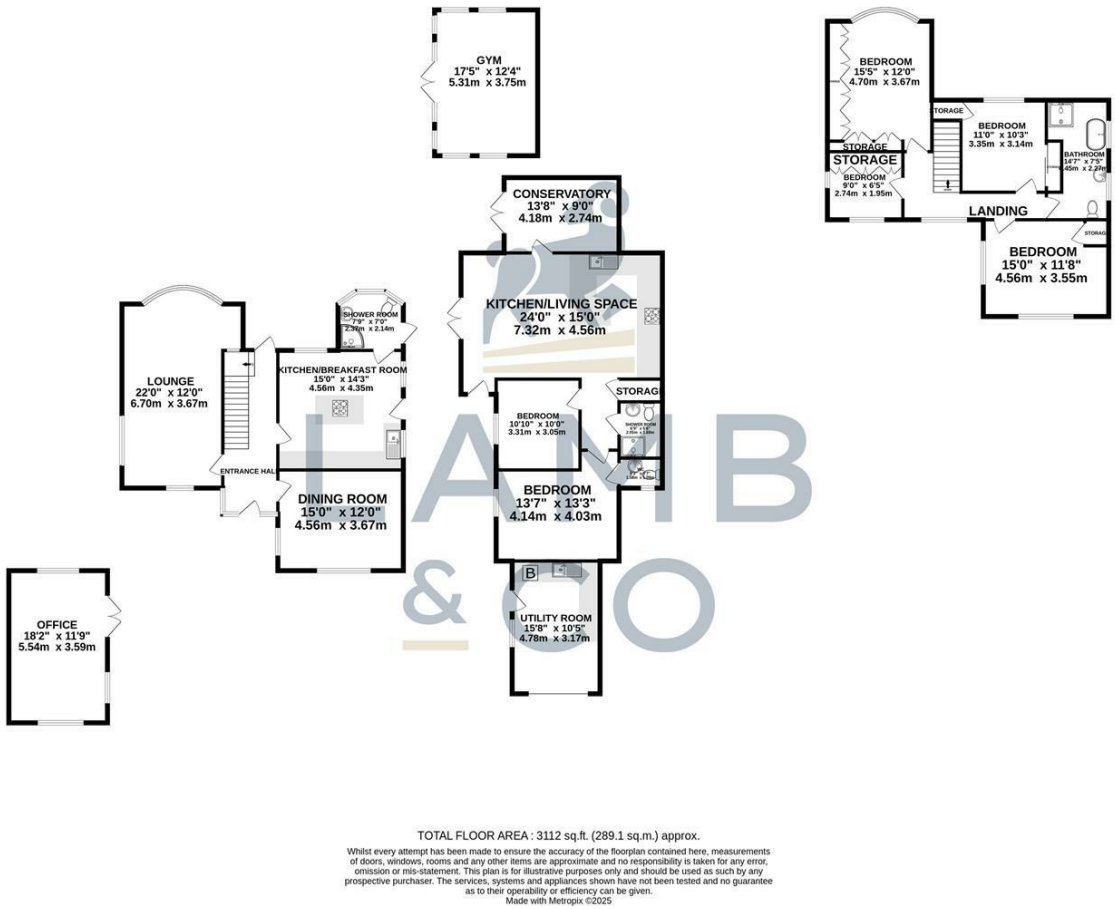
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.