



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



HARWICH ROAD, , CO16 0AS OFFERS IN EXCESS OF £450,000

Nestled in the tranquil village of Beaumont, this beautifully presented five-bedroom semi-detached house offers spacious and versatile living, enhanced by picturesque views of the surrounding countryside. The property has been thoughtfully extended to accommodate modern family life while retaining its charming character.

- Five Bedrooms
- Extended
- Downstairs W.C
- Outside Gym/Sauna Room
- Beautifully Presented
- Field Views
- EPC - E

ENTRANCE HALL



W.C

3'7" x 4'3" (1.11 x 1.32)



BEDROOM FIVE

10'7" 8'5" (3.23m 2.57m)



OPEN PLAN KITCHEN/LIVING SPACE

31'00" 15'00" (9.45m 4.57m)



DINING ROOM

15'6" 11'4" (4.72m 3.45m)



UTILITY ROOM

8'00" 5'8" (2.44m 1.73m)



BEDROOM TWO

15'00" 11'00" (4.57m 3.35m)



BEDROOM ONE

15'7" 11'5" (4.75m 3.48m)



BEDROOM THREE

15'00" 11'00" (4.57m 3.35m)



OUTSIDE

OUTSIDE REAR



BATHROOM

10'6" 7'2" (3.20m 2.18m)



GYM/SAUNA ROOM

22'9" 11'2" (6.93m 3.40m)



BEDROOM FOUR

10'6" 6'9" (3.20m 2.06m)



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

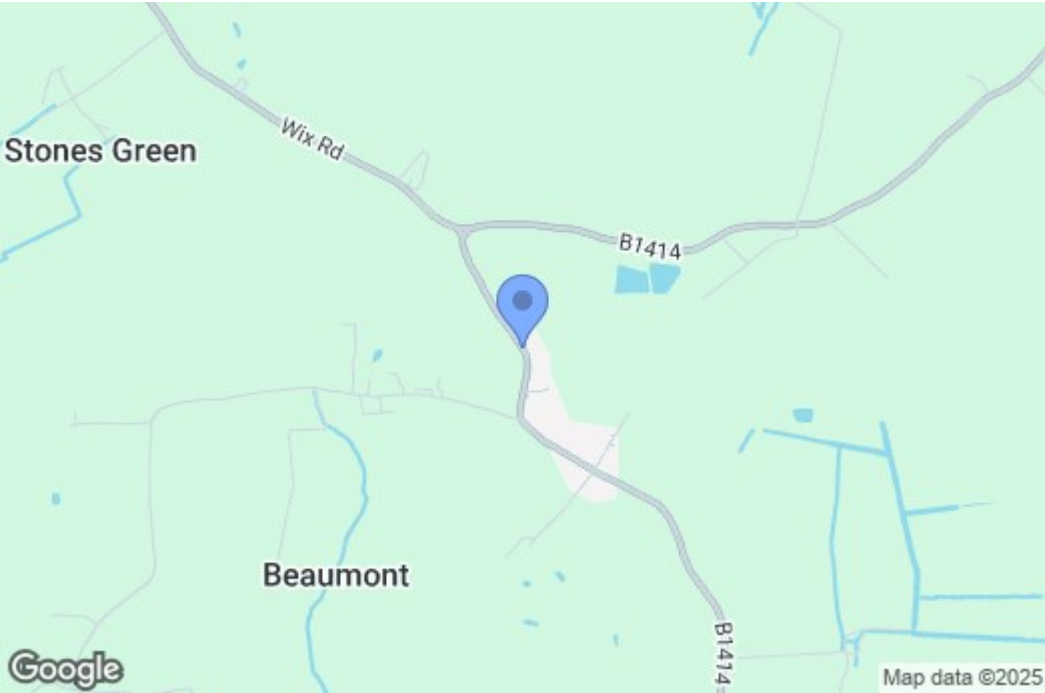
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

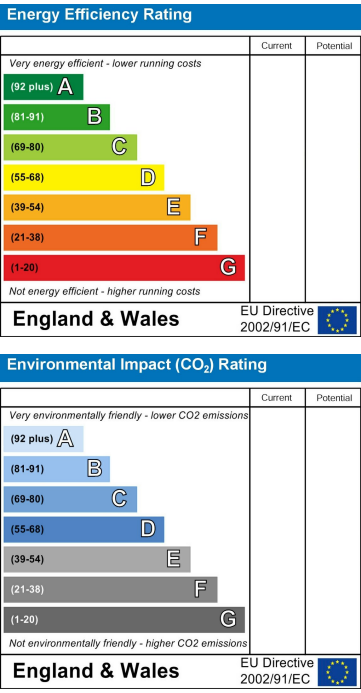
Council Tax Band: B
Heating: Oil
Services: Mains Water & Electric
Broadband: Ultrafast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



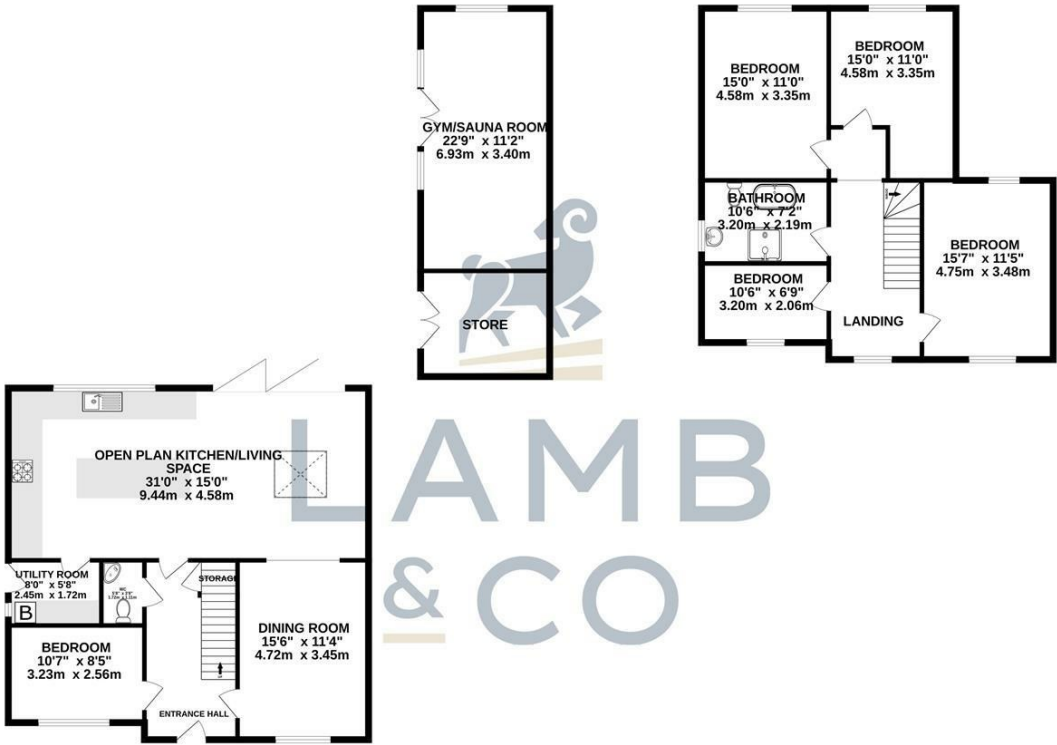
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 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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