



A SELECT DEVELOPMENT OF
2 & 3 BEDROOM HOMES ON THE
OUTSKIRTS OF HARWICH

WELCOME TO KILN CRESCENT

Kiln Crescent, Harwich is a select development of 2 and 3 bedroom homes on the outskirts of the town. This exciting development offers homes at a reasonable price within a peaceful location. All 42 homes on the development are for sale to private home buyers.

Homeowners at Kiln Crescent can expect a premium finish to their new home, with a specification over and above that normally found in the area as well as a premium choice of upgrades available*, and generous communal open green space across the development.

All homes have wonderful open plan kitchen/dining/living space to provide bright and airy living, a full range of integrated kitchen appliances, off road parking and air source heat pumps, helping to make the homes sustainable and energy efficient.

Crafted by developers local to area, who understand the requirements discerning home buyers have of a new home, Kiln Crescent promises to be a wonderful place to call home.

* Upgrade availability is subject to build stage at point of reservation.



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LIVING HERE

The Harwich area is nestled on the north-eastern coast of Essex, providing a unique blend of maritime heritage and coastal charm. The town is renowned for its historical significance, with landmarks like the Redoubt Fort and the Electric Palace Cinema, one of the oldest purpose-built cinemas in the UK, as well as boasting that Samuel Pepys was a local resident and MP for the town in 1679.

Residents and visitors alike can enjoy scenic walks along the Harwich Pier or Dovercourt Bay's superb stretch of 'Blue Flag' sandy beach and the picturesque promenade, with its stunning views of the North Sea. The town's close-knit community is evident in its array of local events and festivals, creating a warm and inviting atmosphere.

Living in Harwich also means having easy access to fresh seafood,

thanks to its bustling harbour and fishing industry. The town boasts a variety of restaurants and pubs where you can savour local delicacies. For those who appreciate outdoor activities, Harwich offers numerous opportunities for sailing, fishing, golfing and coastal walks.

Kiln Crescent offers great access to Harwich international train station, providing fantastic rail links to Colchester, Ipswich and London, as well as easy road access to the A120 and A12 beyond. For regular travellers overseas, the Harwich ferry terminal is close by, with ferry crossings to the Hook of Holland twice a day, and Stansted airport is just 1 hour away by car.

Whether you're looking to explore its rich history, enjoy seaside living, or simply relax in a friendly community, the Harwich area has something for everyone.



Harwich Maritime Museum



Dovercourt Bay



Harwich Pier

SITE PLAN





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THE AINGER | 2 BEDROOM SEMI-DETACHED

GROUND FLOOR

METRES

Kitchen 3.43 x 3.20

Living / Dining area 4.28 x 3.34

FIRST FLOOR

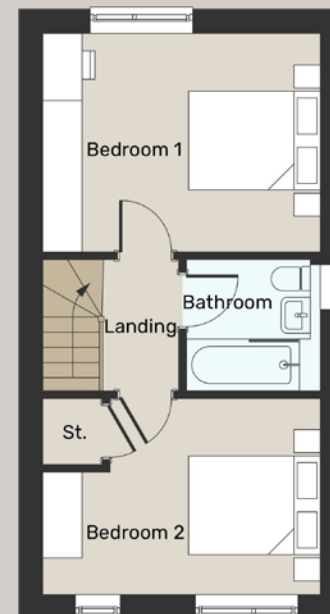
METRES

Bedroom 1 3.43 x 3.20

Bedroom 2 4.28 x 3.34

PLEASE NOTE:

Window locations may be plot dependant, please check with the sales team for plot specifics. All room dimensions given are approximate and for guidance only.



FIRST FLOOR



GROUND FLOOR





COMPUTER GENERATED IMAGE IS INDICATIVE ONLY

THE BEAUMONT | 3 BEDROOM SEMI-DETACHED

GROUND FLOOR

METRES

Kitchen / Dining area 5.20 x 2.85

Living area 3.36 x 5.18

PLEASE NOTE:

Window locations may be plot dependant, please check with the sales team for plot specifics. All room dimensions given are approximate and for guidance only.

FIRST FLOOR

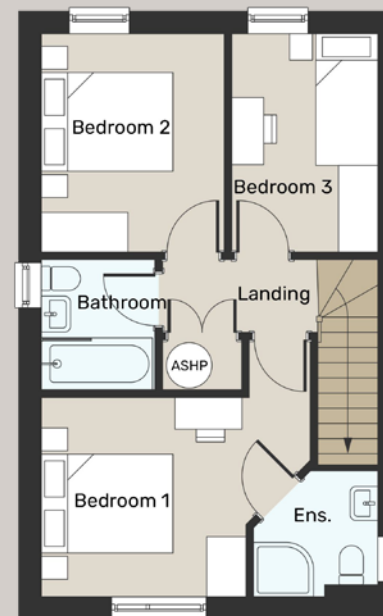
METRES

Bedroom 1 3.02 x 2.98

+ 1.93 x 1.06

Bedroom 2 3.36 x 2.81

Bedroom 3 3.36 x 2.27



FIRST FLOOR



GROUND FLOOR



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY

THE BENTLEY | 3 BEDROOM SEMI-DETACHED

GROUND FLOOR

METRES

Kitchen / Dining area 5.25 x 2.85

Living area 3.36 x 5.18

PLEASE NOTE:

Edward Street plots have an inset hallway. Window locations may be plot dependant, please check with the sales team for plot specifics. All room dimensions given are approximate and for guidance only.

FIRST FLOOR

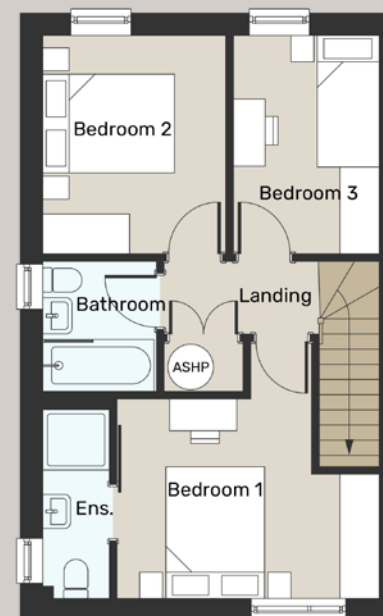
METRES

Bedroom 1 3.02 x 2.98

+ 1.93 x 1.06

Bedroom 2 3.36 x 2.81

Bedroom 3 3.36 x 2.27



FIRST FLOOR



GROUND FLOOR





COMPUTER GENERATED IMAGE IS INDICATIVE ONLY

THE HORSLEY | 2 BEDROOM SEMI-DETACHED

GROUND FLOOR

METRES

Kitchen / Dining 5.25 x 2.85

Living area 3.36 x 5.18

FIRST FLOOR

METRES

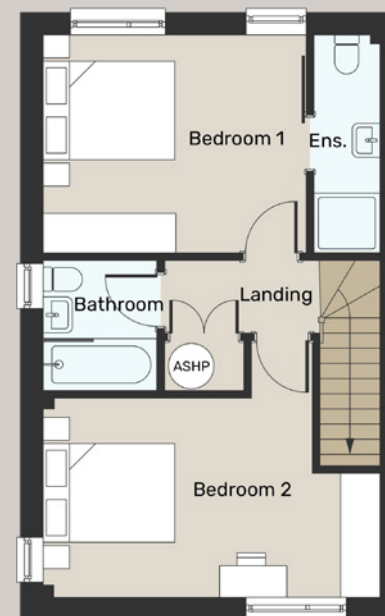
Bedroom 1 4.03 x 3.36

Bedroom 2 4.13 x 3.06

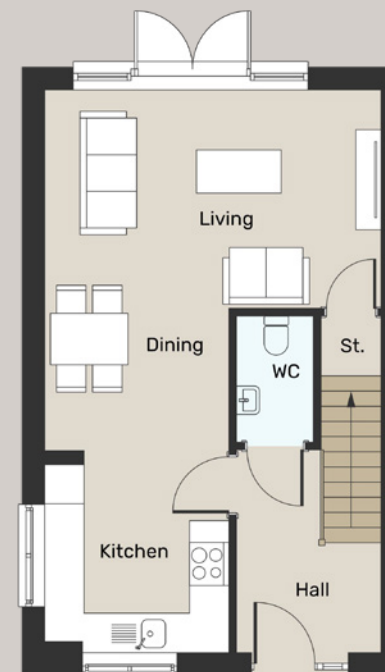
+ 1.93 x 1.06

PLEASE NOTE:

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FIRST FLOOR



GROUND FLOOR

SPECIFICATION

KITCHENS

- Matte Urban Rigid Slab or Harvard Rigid Shaker (Upgrade) kitchen units
- Laminate 22mm worktop
- Capel stainless steel sink bowl and a half with drainer
- Caple Washington monoblock mixer taps
- Electric fan oven
- Four ring induction hob
- Angled glass extractor hood with LED halo
- Integrated washing machine
- Integrated 70/30 fridge/freezer
- Integrated dishwasher

CLOAKROOMS, BATHROOMS & EN-SUITES

- Pedestal sinks with chrome mixer taps
- Close coupled push button cistern toilets
- Slip resistant baths in the bathrooms
- Cedar shower mixer over baths
- Pedestal sink
- Heated chrome towel rails
- Aqua R Round dual thermostatic showers with sliding door in the en-suites

ELECTRICAL & HEATING

- Spotlights in kitchen areas, cloakrooms, bathrooms and en-suites
- Pendants in living areas, halls and bedrooms
- Air source heat pump
- Radiators
- Fibre-optic broadband ready

EXTERNAL

- UPVC composite door
- White UPVC double glazed windows

AVAILABLE UPGRADES:

- Shaker style kitchen units
- Quartz worktops
- Premium brand oven, hob and extractor hood
- Additional shower to baths
- Additional tiling to bathrooms, en-suites and cloakrooms
- Mirrored bathroom cabinet
- Chrome sockets and light switches
- Chrome finished spotlights
- Oak veneered doors
- USB sockets
- Carpets and LVT flooring
- Turfed rear gardens

PLEASE NOTE:

Upgrade availability is plot dependant and subject to build stage at point of reservation.

NORTH ESSEX HOMES

North Essex Homes Construction Limited is a local construction company that specialises in new home developments.

The company was founded in September 2022 and has steadily grown to be one of the most reputable local builders within the region. Our fantastic team has the experience and dedication to take any project from initial appraisal, through the planning system and on to delivering superb completed homes.

Our vision is simple, we do what we say we are going to do. Delivering on our promises has earned us an excellent reputation, which we are very proud of. We deliver bespoke and unique high-quality build homes that can be enjoyed for many years by our happy homeowners.





LOCATION



FOR ALL ENQUIRIES, PLEASE CONTACT:



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