



WISTERIA

- WAY -

An exclusive collection of
2, 3 & 4 bedroom homes in
the heart of Dovercourt

NORTH ESSEX
HOMES

The logo for North Essex Homes features the text 'NORTH ESSEX' in a smaller, sans-serif font above the word 'HOMES' in a larger, bold, sans-serif font. To the right of the text is a stylized icon of a house, composed of two overlapping geometric shapes that form a roofline.



WELCOME TO WISTERIA WAY

Wisteria Way is an exclusive collection of 2, 3 and 4 bedroom homes in the heart of Dovercourt. Thoughtfully designed and beautifully finished, these homes offer comfort, style and a place to truly call your own.

At Wisteria Way, every detail reflects a commitment to quality and craftsmanship.

Residents will benefit from a specification that surpasses local standards, with the option to personalise their new home through a selection of premium upgrades. The development presents a diverse range of house types, elegantly designed to accommodate varying needs and lifestyles.

Built by local developers who understand the expectations of discerning buyers, Wisteria Way combines practicality with elegance to create homes that stand the test of time. From the quality of the materials to the attention to detail in every room, Wisteria Way has been designed to offer a living experience that is both welcoming and refined. It is more than just a place to live – it is a place for you and your family to grow and thrive.



Site Plan



- The Birch
- The Olive
- The Bramble
- The Fern
- The Sage



LIVING HERE

Nestled along the picturesque Essex coast, Dovercourt offers a charming blend of seaside living and rich local heritage.

Known for its beautiful sandy beaches and vibrant waterfront, Dovercourt is a place where residents can enjoy fresh sea air, stunning views, and a welcoming community atmosphere.

The town boasts a variety of amenities, from quaint cafes and traditional pubs to independent shops and essential services, all within easy reach. Outdoor enthusiasts will appreciate the array of activities available, including coastal walks, sailing, fishing, and golf, making it an ideal location for an active lifestyle.

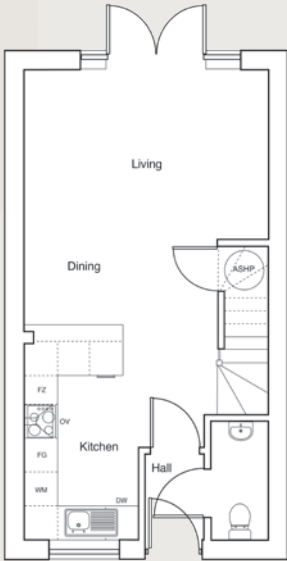
Dovercourt also benefits from excellent transport links. With Harwich International train station nearby, residents enjoy convenient

rail connections to Colchester, Ipswich, and London, while the A120 and A12 offer straightforward road access. For international travel, the nearby ferry terminal provides regular crossings to the Hook of Holland, and Stansted Airport is just an hour's drive away.

Whether you're drawn by the relaxed coastal lifestyle, the strong sense of community, or the excellent connections to the wider region, Wisteria Way in Dovercourt offers the perfect setting to enjoy all that this beautiful part of Essex has to offer.

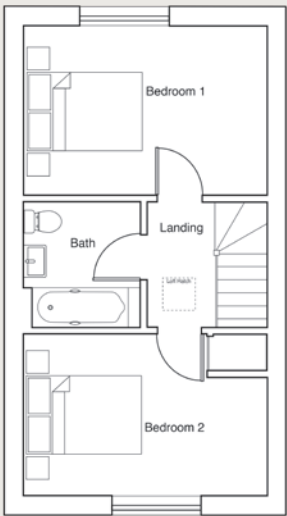


The Birch | 2 bedroom end/mid-terrace



GROUND FLOOR

	metres
Kitchen/Living/Dining	4.31* x 8.28*
WC	1.01 x 2.09



FIRST FLOOR

	metres
Bedroom 1	4.31 x 2.98
Bedroom 2	4.32* x 3.26*
Bathroom	2.05 x 2.21

PLEASE NOTE: *Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed.





The Bramble | 3 bedroom semi-detached



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY. PLOTS 14 & 15 SHOWN.



GROUND FLOOR

metres

Kitchen	2.82 x 3.67
Utility	2.82 x 1.60
Living	5.11 x 3.92
WC	0.96 x 2.06

FIRST FLOOR

metres

Bedroom 1	5.14* x 2.98*
Bedroom 2	3.12* x 3.93*
Bedroom 3	2.15* x 3.93*
Bathroom	1.94 x 2.31

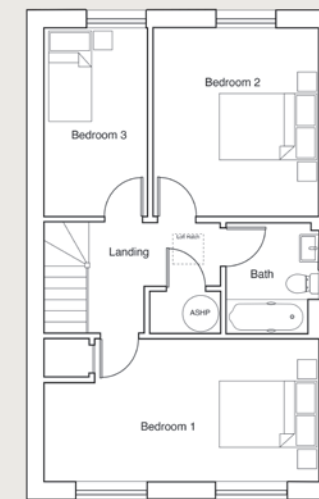
PLEASE NOTE: *Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed.



The Fern | 3 bedroom detached



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY. PLOT 18 SHOWN.



GROUND FLOOR

metres

Kitchen	3.26 x 3.69
Utility	3.25 x 1.62
Living/Dining	5.72 x 3.93
WC	1.01 x 2.04

FIRST FLOOR

metres

Bedroom 1	5.69* x 2.96*
Bedroom 2	3.43 x 3.90
Bedroom 3	2.15 x 3.90
Bathroom	1.92 x 2.29

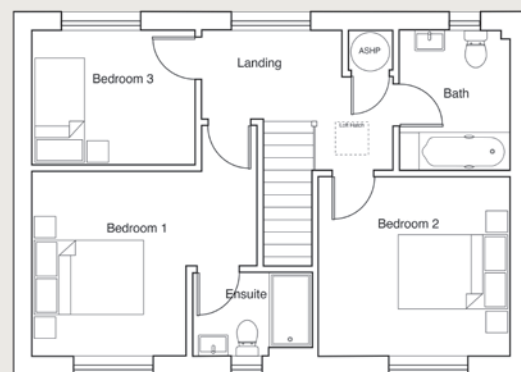
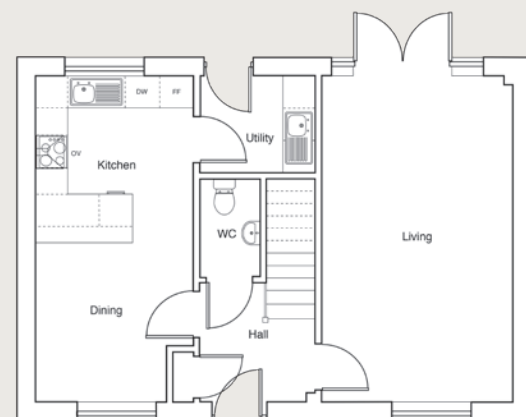
PLEASE NOTE: *Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed.



The Olive | 3 bedroom detached



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY. PLOT 6 SHOWN.



GROUND FLOOR

	metres
Kitchen/Dining	2.93* x 6.03
Utility	2.12 x 1.78
Living	3.55 x 6.03
WC	1.11 x 1.82

FIRST FLOOR

	metres
Bedroom 1	4.17* x 3.41
Ensuite	2.23 x 1.55
Bedroom 2	3.58 x 3.32
Bedroom 3	3.03 x 2.50
Bathroom	2.05 x 2.59

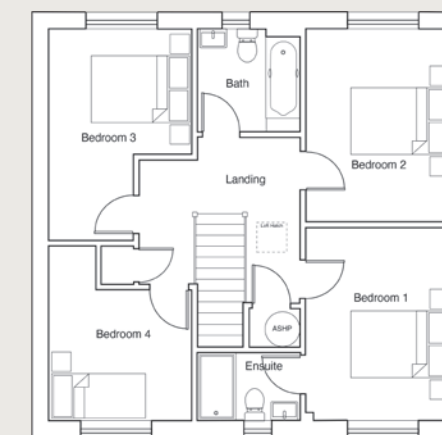
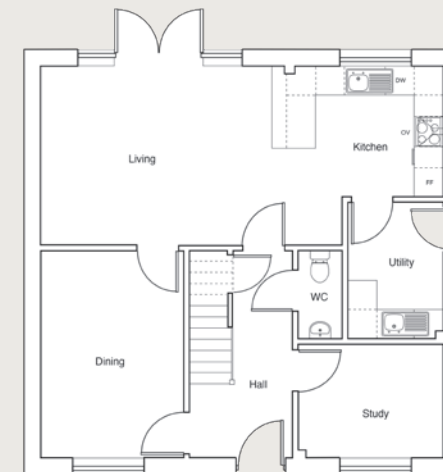
PLEASE NOTE: *Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed.



The Sage | 4 bedroom detached



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY. PLOT 24 SHOWN.



GROUND FLOOR

	metres
Kitchen/Living	8.30* x 3.69*
Utility	1.97 x 2.82
Dining	2.95 x 4.26
Study	2.99 x 2.36
WC	0.90 x 1.80

FIRST FLOOR

	metres
Bedroom 1	2.99 x 3.97
Ensuite	2.13 x 1.40
Bedroom 2	2.98 x 3.97
Bedroom 3	2.95* x 4.35*
Bedroom 4	2.95 x 3.59*
Bathroom	2.11 x 2.11

PLEASE NOTE: *Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed.

SPECIFICATION

When you reserve early, you'll have the opportunity to personalize your home with a range of upgrade options. From kitchen finishes to flooring choices, securing your home in the early stages gives you the freedom to tailor your space to your style and preferences.

KITCHENS

- Matte Urban Rigid Slab or Harvard Rigid Shaker (UPGRADE) kitchen units
- Laminate 22mm worktop or Quartz worktop (UPGRADE)
- Caple 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 fridge/freezer
- Integrated dishwasher

CLOAKROOMS, BATHROOMS & ENSUITES

- Pedestal sinks with chrome mixer taps
- Close coupled push button cistern toilets
- Slip resistant baths in the bathrooms
- Cedar shower mixer over baths*
- 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 ensuites
- 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
- EV charger

AVAILABLE UPGRADES

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

PLEASE NOTE:

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

*Plot dependant



North Essex Homes



PHOTOS SHOWN ARE OF FINISHED WISTERIA WAY HOMES.

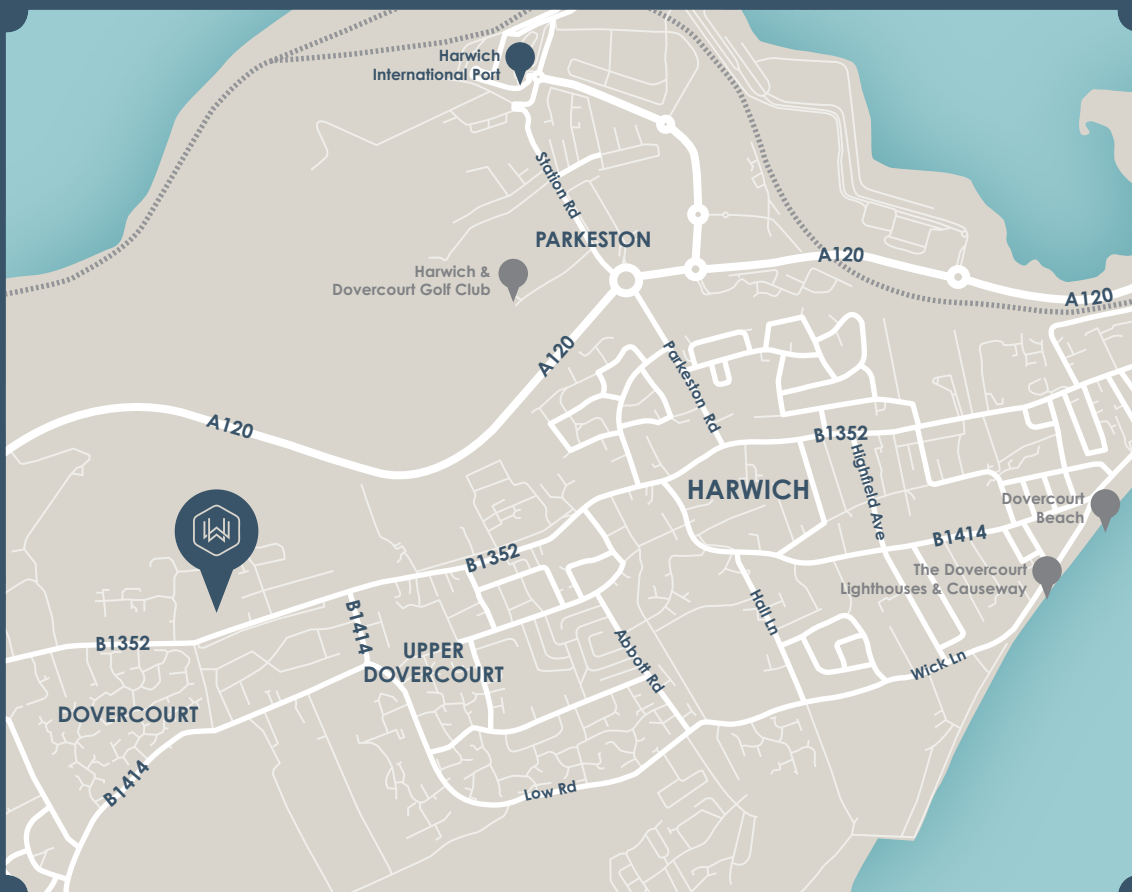


North Essex Homes Construction Limited is a trusted local builder specialising in new build homes, ranging from bespoke single dwellings to larger residential developments. Since our establishment in September 2022, we have quickly earned a reputation as one of the region's most reliable and respected construction companies.

Our dedicated team brings extensive experience and commitment, expertly guiding projects from initial feasibility and planning stages through to the delivery of exceptional finished homes.

At the heart of our approach is a simple but powerful philosophy: we do what we say. This commitment to integrity and quality has helped us build strong relationships and a growing base of satisfied homeowners. We pride ourselves on creating unique, high-quality homes designed to be enjoyed for generations.





Wisteria Way, Valley Rwood, Harwich, Essex, CO12 4RR



WISTERIA
- WAY -

NORTH ESSEX
HOMES



All enquiries, please contact North Essex Homes:

T: 07512 898207

E: sales@northessexhomes.co.uk

DISCLAIMER:

Please note that all elevations, plans, dimensions, layouts and materials are subject to review and therefore the developer reserves the right to alter them at any time. The computer generated images (CGIs) are for illustrative purposes only and may not accurately depict materials, gradients, landscaping, street furniture or any other aspect. Please ask the Sales Agent for more information about this. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and all rights are reserved to amend as necessary and without notice. This does not constitute or form any part of a contract of sale.