LAMB & CO

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Inspired by property, driven by passion.









WISTERIA WAY, HARWICH, CO12 4RP

PRICE £309,999

Thoughtfully designed for modern living, this well-planned home features a generous open-plan kitchen, dining, and living area – offering a bright and versatile space for everyday life and entertaining alike. The sleek kitchen comes complete with integrated appliances, including a fridge freezer and dishwasher, all included as standard. A separate utility room with handy side access helps keep laundry and household tasks tucked away, while a convenient ground floor cloakroom adds extra practicality.

Upstairs, you'll find three well proportioned bedrooms and a modern family bathroom, offering comfort, convenience, and flexibility for everyday family life. Outside, two allocated parking spaces and an EV charger are already in place, ready for modern drivers. Built to high energy-efficiency standards, this home is as smart and sustainable as it is stylish.

- Generous Open Plan Kitchen/Living/Dining
- Separate Utility Room
- Air Source Heat Pump
- Integrated Appliances
- Two Allocated Parking Spaces
- EV charger

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

12'0" x 9'3" (3.66m x 2.82m)



UTILITY

9'3" x 5'2" (2.82m x 1.57m)



LIVING ROOM

16,9" x 12'0" (4.88m,2.74m x 3.66m)



WC

6'9" x 3'1" (2.06m x 0.94m)

LANDING



BEDROOM ONE

16'10" x 9'9" (5.13m x 2.97m)



BEDROOM TWO

12'10" x 10'2" (3.91m x 3.10m)



BEDROOM THREE

12'10" x 7'0" (3.91m x 2.13m)



BATHROOM

7'6" x 6'4" (2.29m x 1.93m)



FRONT ASPECT



Material Information

Council Tax Band: TBC
Heating: Air source heat pump
Services:
Broadband: Ultrafast Fibre
Mobile Coverage:
Vodaphone-80%
EE-79%
O2-78%
Three-66%
Construction: Conventional
Restrictions:
Rights & Easements:
Flood Risk:
Rivers & Sea- Very low
Surface Water-Very low
Additional Charges: £230 P/A
Seller's Position: No onward chain
Garden Facing: North 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.

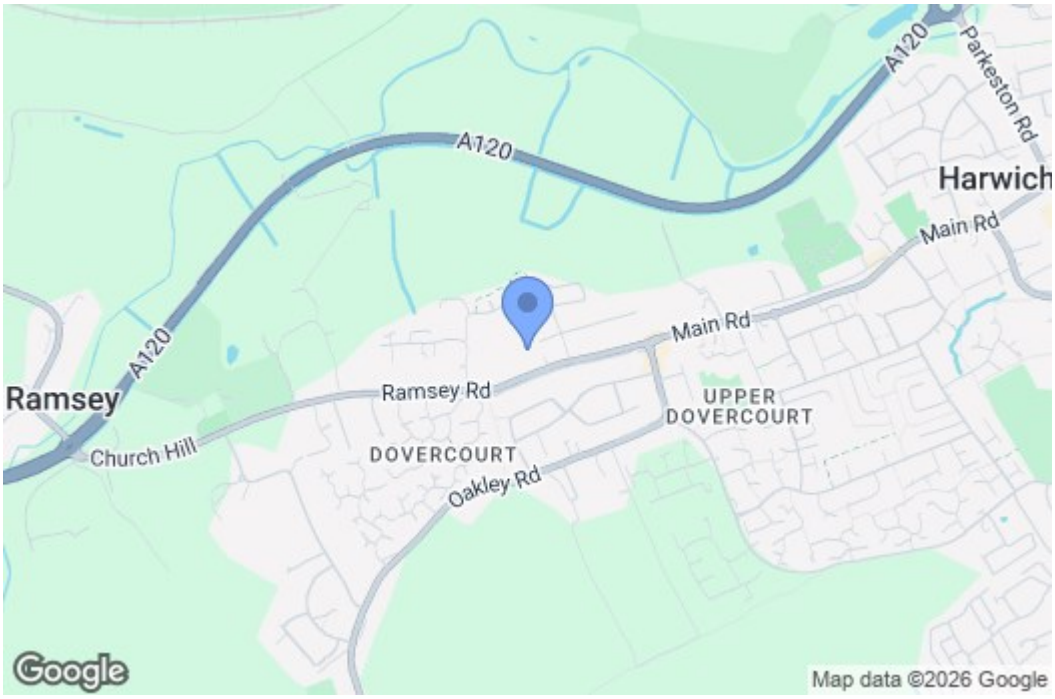
AML

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.

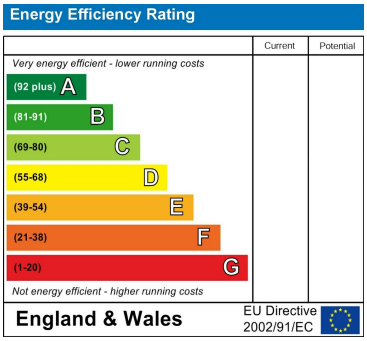
Part Exchange

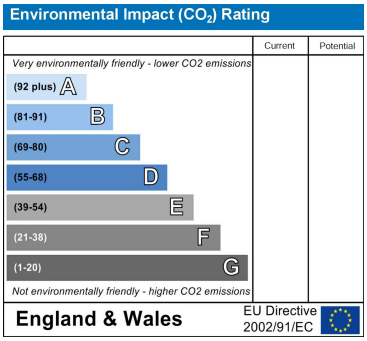
Looking to move but need to sell your existing home first? We can introduce you to Residential Property Partners to explore Part Exchange options, helping to make your move to Wisteria Way simpler and more straightforward. Ask us for further details to find out more.

Map

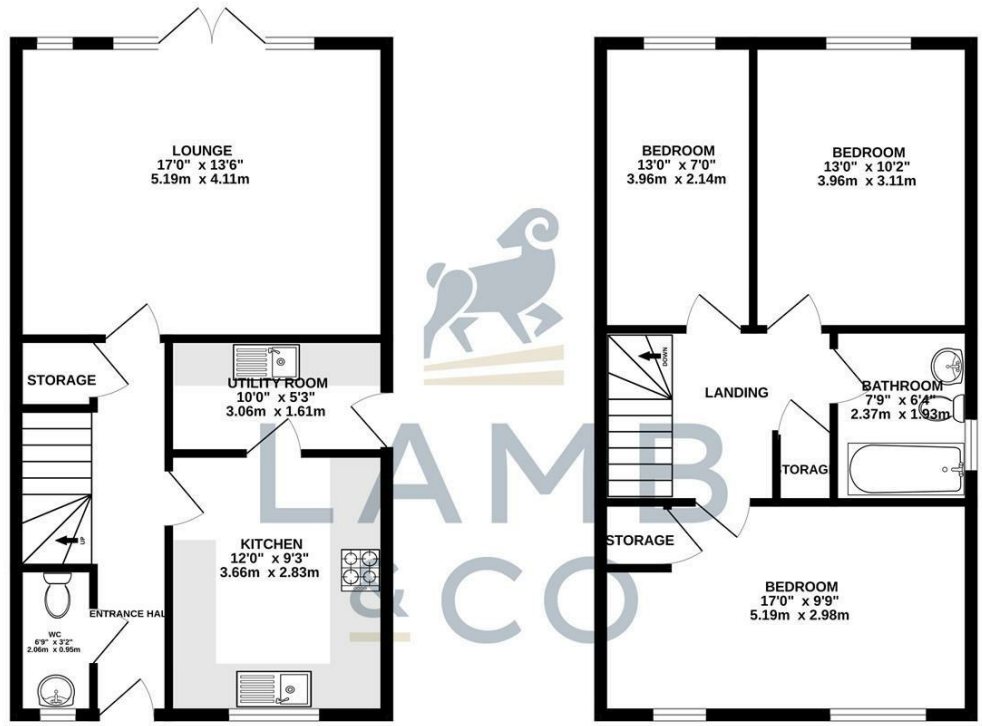


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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