



New House, Harwich Road, Little Oakley, Harwich CO12 5JG

Little Oakley, Harwich

£475,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

This brand new detached chalet style house is ideally positioned in the heart of the popular village of Little Oakley, enjoying open views to the front and on a clear day, distant views to the backwaters. Built to a high specification throughout, the property benefits from a 10 year ICW new home warranty, offering peace of mind alongside contemporary living. This well considered design makes the most of its setting providing a light and modern home and ideal for a range of buyers.

The location is particularly convenient being within walking distance of local public house and offers easy access to a bus route and a short drive to the local Great Oakley primary school making it well suited to families and commuters alike. We are the sole selling agents for this exceptional home and an early viewing is highly recommended to avoid disappointment.

Living Room - 6.17m x 3.86m (20'3" x 12'8")

Kitchen/Diner - 4.93m x 3.99m (16'2" x 13'1")

Reception Hall

Study / Bedroom Four - 3.23m x 2.74m (10'7" x 9'0")

Bedroom One - 3.48m x 3.48m (11'5" x 11'5")

(into dormer recess with additional large door recess).

Ensuite Shower Room - 2.24m x 1.24m (7'4" x 4'1")

Bedroom Two - 5.49m x 3.1m (18'0" x 10'2")

(into dormer recess).

Bedroom Three - 4.6m x 3.71m (15'1" x 12'2")

Bathroom - 1.98m x 1.98m (6'6" x 6'6")

Outside Block paved driveway to the front and side of the property providing off road parking for three / four vehicles. Some landscaping to the front. Lawned rear garden with paved patio area and paved pathways. The garden is enclosed by new fencing. Outside tap. Outside lighting.

Material information for this property.

Tenure is Freehold.

Council Tax Band TBA.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being new. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

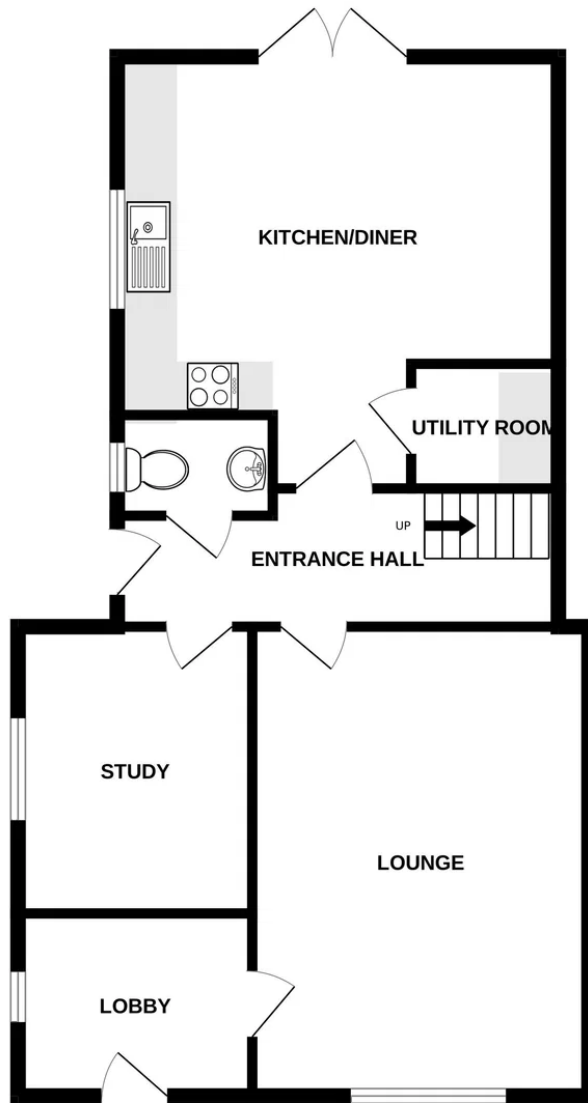
Non standard properties features to note - None

Tenure: Freehold

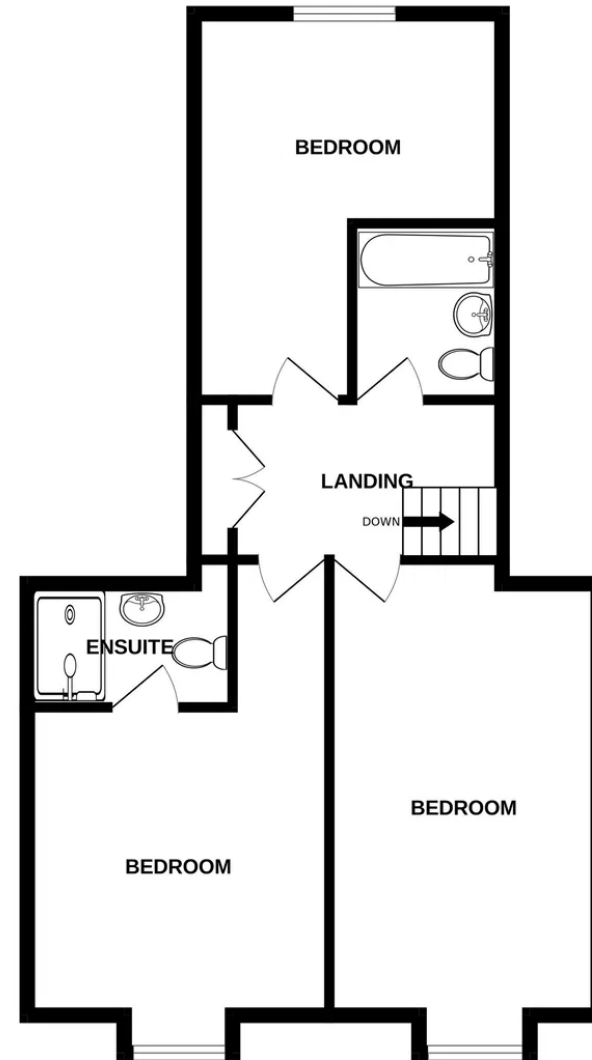
Property Type: Detached House

- Three / Four Bedrooms
- High specification bathroom/ en-suite brass fittings
- 23'3 x 12'8 Living Room
- Solid oak internal doors brass fittings
- 16'2 x 13' Luxury Fitted Kitchen Diner with Quartz Worktops
- 9' x 6'9 Reception Hallway
- High end flush casement timber windows and doors
- Electric Airsource Underfloor Heating
- Ten Year ICW Builder's Warranty
- Countryside setting with extensive field views looking across the back waters

GROUND FLOOR



1ST FLOOR



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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