LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.









KILN CRESCENT, HARWICH, CO12 4PS

PRICE £269,999

Created with comfort, practicality, and modern lifestyles in mind, this home features a generous open-plan kitchen, dining, and living space at its heart – ideal for busy family life and relaxed entertaining. The kitchen includes integrated fridge freezer, dishwasher, and washing machine for added ease. French doors open directly onto a turfed rear garden, flooding the home with natural light and providing a seamless connection to the outdoors. A ground floor cloakroom adds everyday functionality.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with its own En Suite shower room, alongside a stylish family bathroom perfect for life's busy mornings and peaceful nights. Externally, the home benefits from two allocated parking spaces, an EV charger, and air source heating – combining sustainability with long-term cost savings. With quality finishes throughout and energy-efficient credentials. Reserve early and enjoy the opportunity to customise your space with a wide selection of upgrade options – from kitchen finishes and flooring styles to tiling packages and more. Make your new home truly yours.

- Private Development
- Downstairs Cloakroom
- Open Plan Kitchen/Living/Dining
- Two Allocated Parking Spaces
- EV Charger
- Turfed Rear Garden

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/DINING

17'0" x 9'4" (5.20 x 2.85)





LIVING ROOM

16'11" x 11'0" (5.18 x 3.36)



WC



LANDING

BEDROOM ONE

9'10" x 9'9" (3.02 x 2.98)



ENSUITE



BEDROOM TWO

11'0" x 9'2" (3.36 x 2.81)

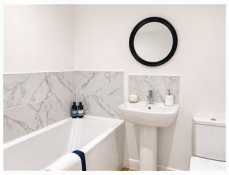


BEDROOM THREE

11'0" x 7'5" (3.36 x 2.27)



BATHROOM



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: N/A
Rights & Easements: N/A
Flood Risk:
Surface Water- Very Low
Rivers & Sea-Very Low
Additional Charges: £328.31 P/A
Seller's Position: No onward chain- new build
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.

Ask Us About Our Low Deposit Mortgage Options

* Purchase with just a 5% deposit*
* Selected schemes accept builder deposit contributions*
* Up to 6x income available for eligible applicants*
* Long-term fixed rates available for added payment certainty
* Suitable for many first-time buyers and home movers
* Options available for a wider range of applicants than traditional lending criteria may allow

*Subject to lender criteria and status.

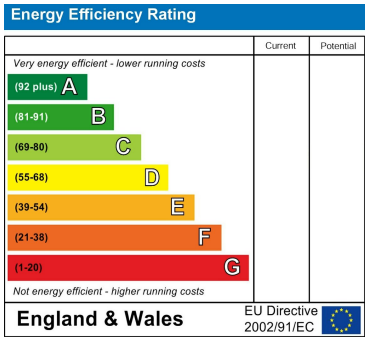
Part Exchange

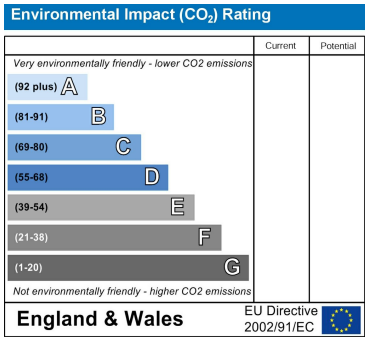
Looking to move but need to sell your existing home first? We can introduce you to Residential Property Partners to explore Part Exchange options, helping to make your move to Kiln Crescent simpler and more straightforward. Ask us for further details to find out more.

Map

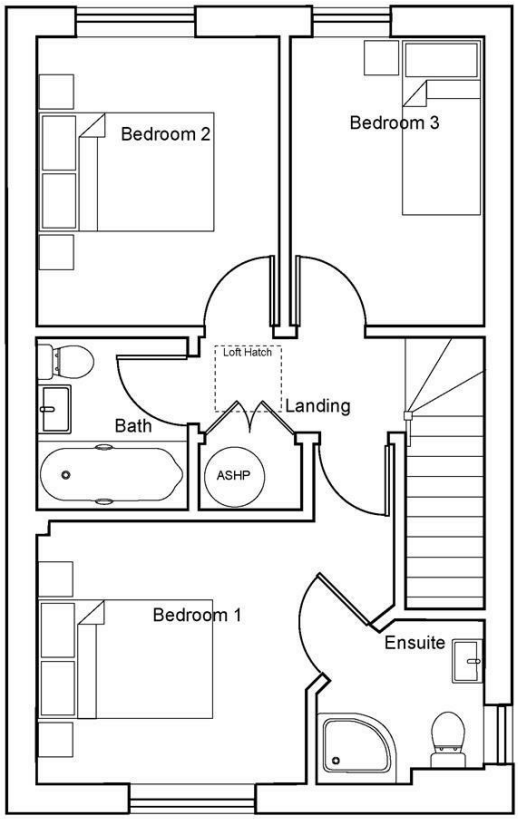


EPC Graphs





Floorplan



Una Road - Plot 11 - First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.