



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## WISTERIA WAY, HARWICH, CO12 4RP PRICES FROM £349,995

\*OPEN EVENT SATURDAY 6TH JUNE 11AM-3PM\* Wisteria Way is an exclusive new development in the charming coastal town of Dovercourt, Harwich. This thoughtfully designed collection features a mixture of two, three, and four-bedroom homes, perfect for first-time buyers, growing families, and those looking to settle into a modern coastal lifestyle.

With five distinctive house types to choose from, each home combines contemporary design with practical living. Every property comes fully equipped with integrated appliances and two allocated parking spaces as standard, ensuring comfort and convenience from the day you move in.

To make your home truly your own, Wisteria Way offers a choice of high-quality upgrade options, allowing you to personalise the finish and style of your new home. Now offering Part Exchange on selected plots.

- Three bedroom detached House
- Two allocated parking spaces
- OPEN EVENT SATURDAY 6TH JUNE
- Separate utility room
- Integrated appliances available
- EV charging port



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN/DINING

19'9" x 9'7" (6.03 x 2.93)

### UTILITY

6'11" x 5'10" (2.12 x 1.78)

### LIVING ROOM

19'9" x 11'7" (6.03 x 3.55)

### WC

5'11" x 3'7" (1.82 x 1.11)

### LANDING

### BEDROOM ONE

13'8" x 11'2" (4.17 x 3.41)

### ENSUITE

7'3" x 5'1" (2.23 x 1.55)

### BEDROOM TWO

11'8" x 10'10" (3.58 x 3.32)

### BEDROOM THREE

9'11" x 8'2" (3.03 x 2.50)

### BATHROOM

8'5" x 6'8" (2.59 x 2.05)

### FRONT ASPECT

### Material Information

Council Tax Band: TBC

Heating: Air source heat pump

Services:

Broadband: Ultrafast Fibre

Mobile Coverage:

Vodafone-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 East

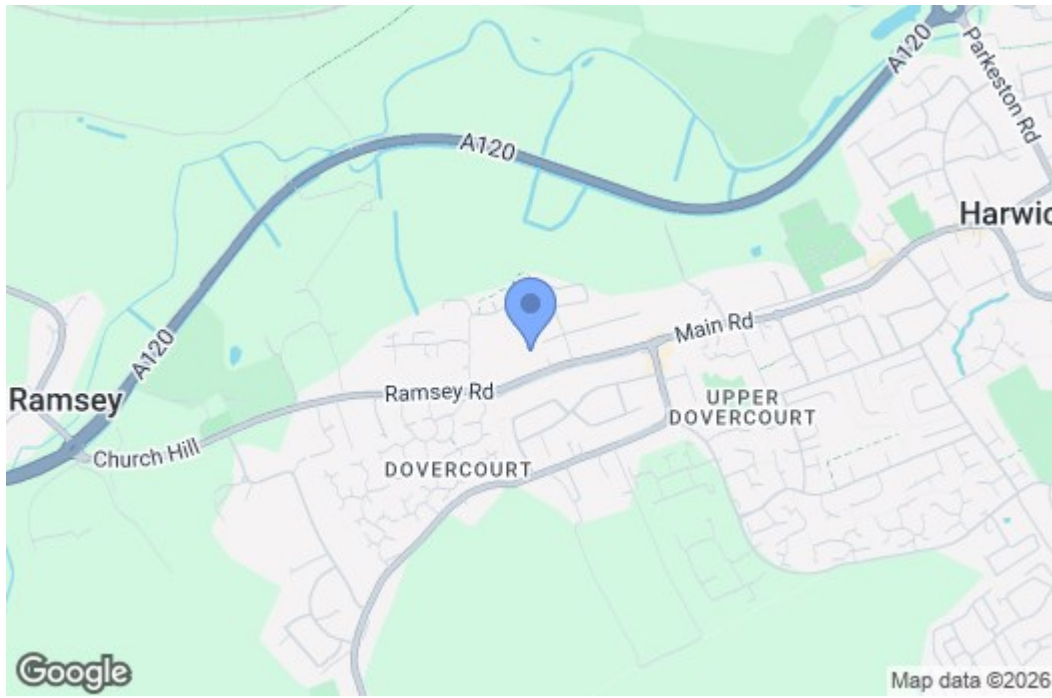
### Agents Note Sales

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.

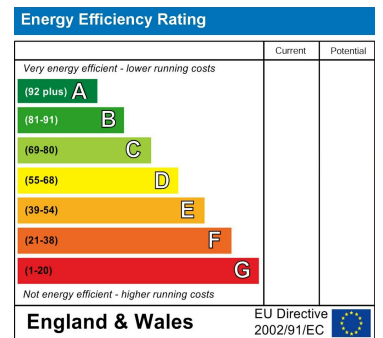
### AML

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.

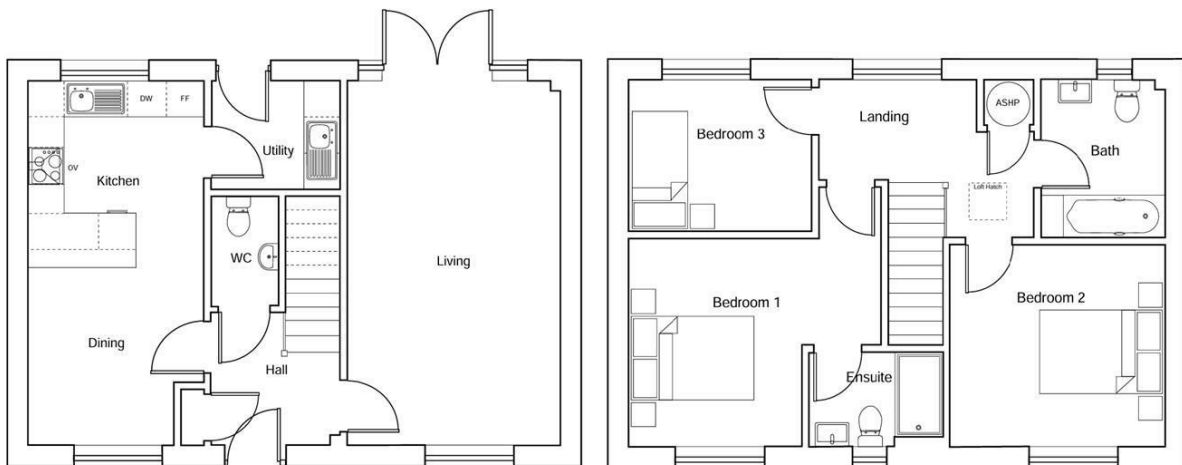
## Map



## EPC Graphs



## Floorplan



## The Olive

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.