LAMB & CO

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Inspired by property, driven by passion.









WISTERIA WAY, HARWICH, CO12 4RP

PRICE £399,999

Designed with family life in mind, this home combines open, flowing spaces with the flexibility to adapt as your needs change. The heart of the home is the modern open-plan kitchen and living area, perfect for both relaxed evenings and lively get-togethers. a separate dining room offers a more formal space for hosting friends or enjoying family meals. The dedicated study provides a quiet, private space without compromising your living areas.

Upstairs, the spacious master bedroom includes an en suite, with three further bedrooms and a contemporary family bathroom providing plenty of room for everyone. With practical touches like a separate utility room and side access, along with integrated appliances, this home is built for busy households and effortless living.

- Open Plan Kitchen/Living
- Utility Room with Side Access
- EV Charger
- Sperate Dining Room
- Master Bedroom & En Suite
- Two Private Parking Spaces
- Private Study
- Integrated Appliances
- Air Source Heat Pump

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/LIVING

27'2" x 12'1" (8.30 x 3.69)

UTILITY

9'3" x 6'5" (2.82 x 1.97)

DINING ROOM

13'11" x 9'8" (4.26 x 2.95)

STUDY

9'9" x 7'8" (2.99 x 2.36)

WC

5'10" x 2'11" (1.80 x 0.90)

LANDING

BEDROOM ONE

13'0" x 9'9" (3.97 x 2.99)

ENSUITE

6'11" x 4'7" (2.13 x 1.40)

BEDROOM TWO

13'0" x 9'9" (3.97 x 2.98)

BEDROOM THREE

14'3" x 9'8" (4.35 x 2.95)

BEDROOM FOUR

11'9" x 9'8" (3.59 x 2.95)

BATHROOM

6'11" x 6'11" (2.11 x 2.11)

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 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.

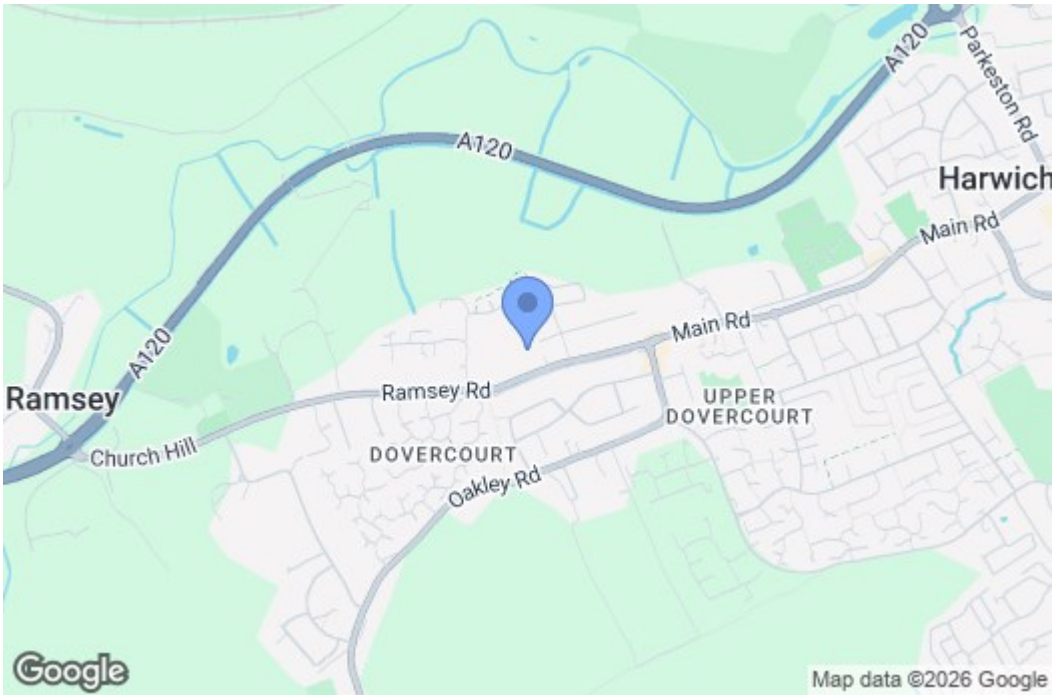
AML

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.

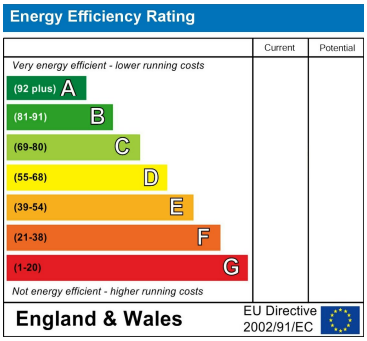
Part Exchange

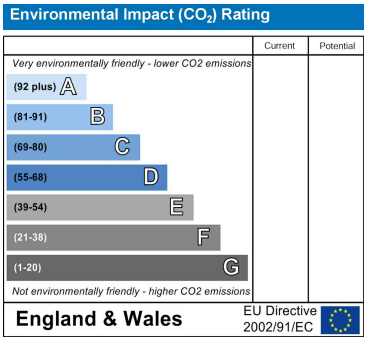
Looking to move but need to sell your existing home first? We can introduce you to Residential Property Partners to explore Part Exchange options, helping to make your move to Wisteria Way simpler and more straightforward. Ask us for further details to find out more.

Map

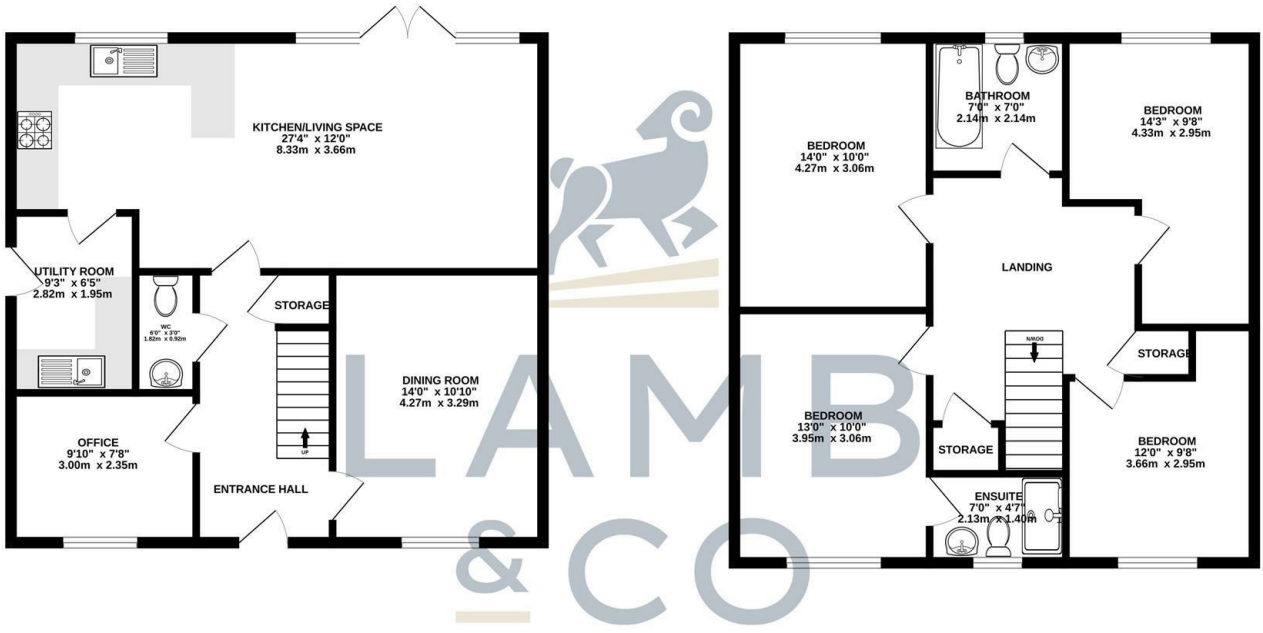


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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