



LAMB & CO

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Inspired by property, driven by passion.



## PADDOCKS LANE, HARWICH, CO12 5FQ

PRICE £480,000

\*3% DEVELOPER DEPOSIT CONTRIBUTION AVAILABLE UP TP £24,000\* Welcome to the final phase of 'Paddocks Lane' an exclusive collection of detached four and five bedroom houses on the outskirts of the village of Ramsey. The houses are now build complete and ready to move in. The Brumby is a four bedroom detached house offering 1,862 Sq Ft of accommodation plus garage and driveway with an Energy Rating of 'A'. (Plot 16).

- Four Bedroom Detached House
- 10 Year Build Zone Warranty
- Garage & Driveway
- New Build 2024
- 'Own New' Available (Enquire for more information)
- EPC A
- Ready To Move-In
- Flooring & Turf Included



Sales | Lettings | Commercial | Land & New Homes  
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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## Specification

- Solar Panels
- EV Charger
- Oak Doors
- Quartz Worktops
- Flooring & Turf Included
- Chrome heated towel rail
- Contemporary style kitchens with soft close doors and drawers
- Integrated Fridge/Freezer, Oven/Hob & Dishwasher

## Entrance Hall

## Office

10'9" x 9'6" (3.28m x 2.90m )

## Kitchen/Dining/Living

## Utility

9'5" x 6'8" (2.87m x 2.03m )

## Snug/Bedroom

12'9" x 8'3" (3.89m x 2.51m )

## Downstairs Shower Room

8'5" x 4'8" (2.57m x 1.42m )

## Landing

## Bedroom One

14'2" x 9'6" (4.32m x 2.90m )

## Ensuite

10'3" x 5'0" (3.12m x 1.52m )

## Bedroom Two

13'5" x 9'2" (4.09m x 2.79m )

## Ensuite

9'7" x 6'0" (2.92m x 1.83m )

## Bedroom Three

13'0" x 9'7" (3.96m x 2.92m )

## Bedroom Four

11'77" x 10'0" (3.35m x 3.05m )

## Bathroom

9'4" x 8'9" (2.84m x 2.67m )

## Garden

## Front Aspect

## Rear Aspect

## Reservation Process

Reservation fee of £1,000 payable upon acceptance of offer. This will be deducted from the purchase price on completion. Buyers are expected to exchange within 12 weeks of reservation. Should you withdraw from the purchase, the developer reserves the right to deduct reasonable administrative costs from the reservation fee with the balance being returned to you.

## Additional Info

Council Tax Band: F

Heating: Gas- Underfloor to Ground Floor, Radiator to First Floor

Services: Mains

Broadband: Ultrafast Fibre

Mobile Coverage: EE, Three, Vodaphone- Limited, O2-Likely

Construction:

Restrictions:

Rights & Easements:

Flood Risk: Rivers & Sea- Very Low, Surface Water- Very Low

Additional Charges: Annual Service Charge- £302.34

Seller's Position: no Onward Chain

Garden Facing: South

## 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.

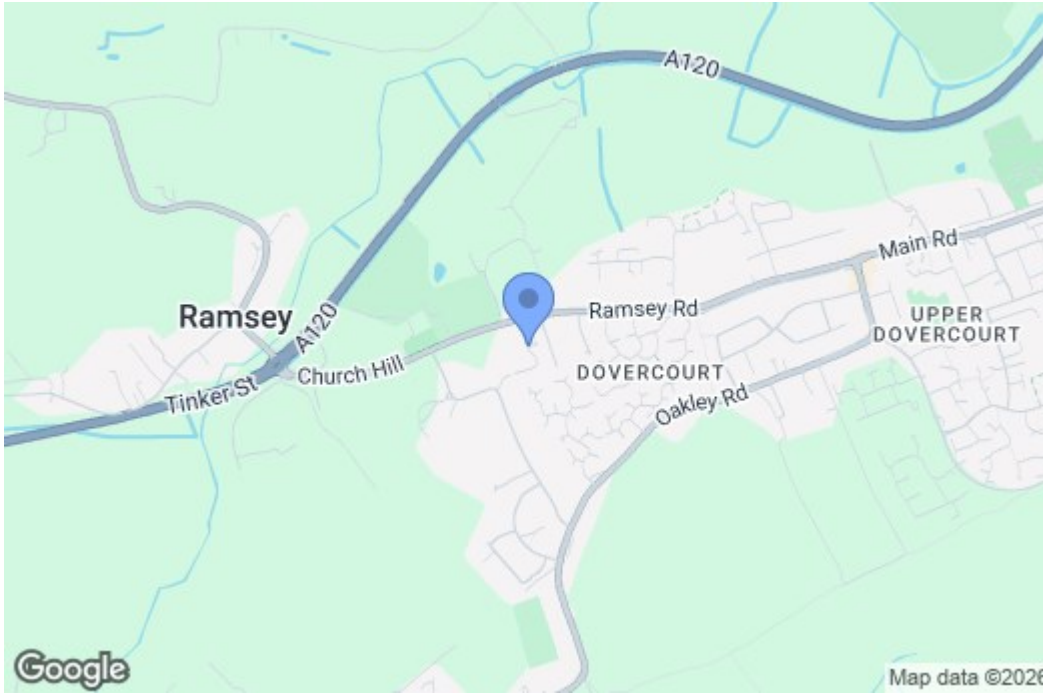
## **AML**

### **ANTI-MONEY LAUNDERING REGULATIONS 2017**

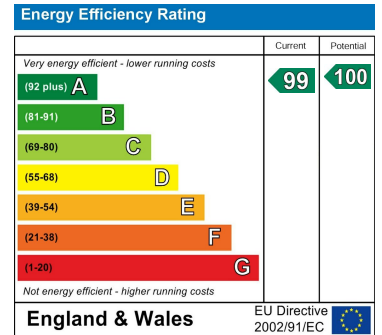
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map



## EPC Graphs

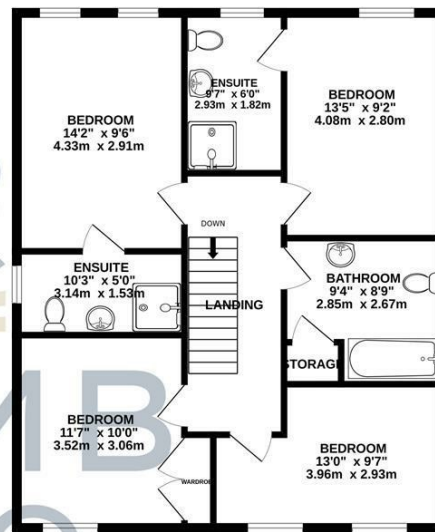


## Floorplan

GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1862sq.ft. (173.0 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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