



LAMB & CO

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



## WISTERIA WAY, HARWICH, CO12 4RP PRICES FROM £390,000

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.

- Four bedroom detached house
- \*PURCHASE WITH JUST A 5% DEPOSIT\*
- integrated appliances included
- Two allocated parking spaces
- Separate utility room
- EV charging port



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

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.

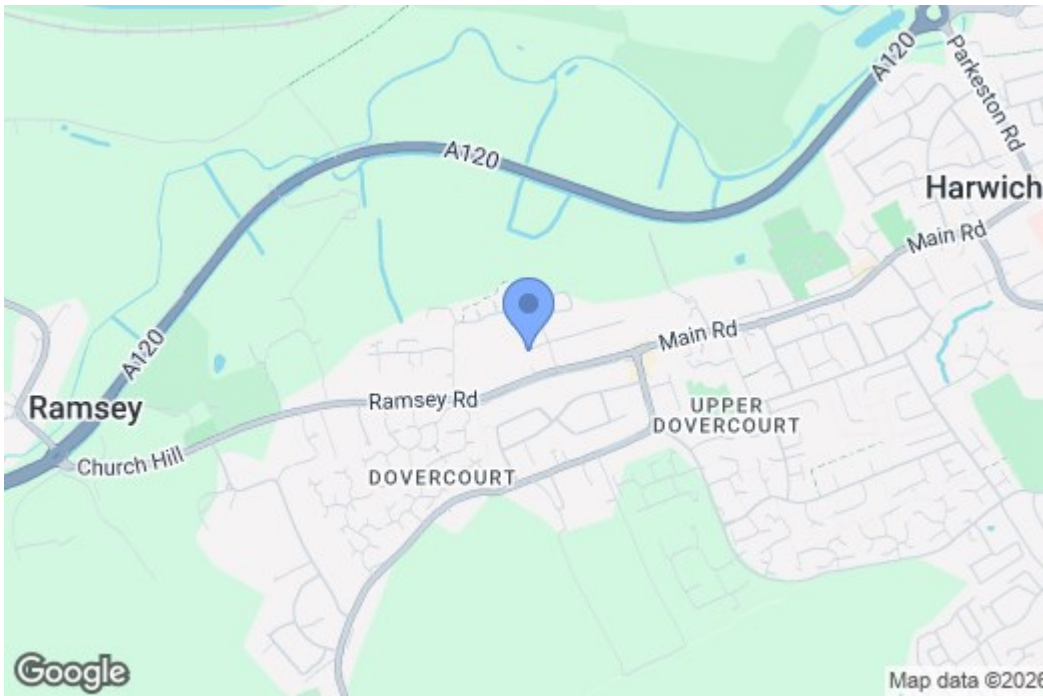
## Ask Us About Our Low Deposit Mortgage Options

- \* 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

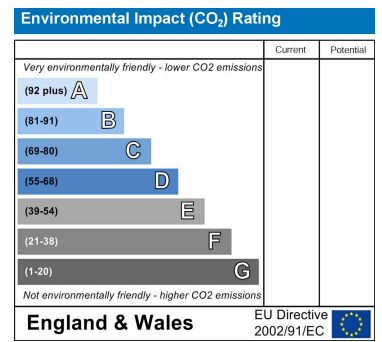
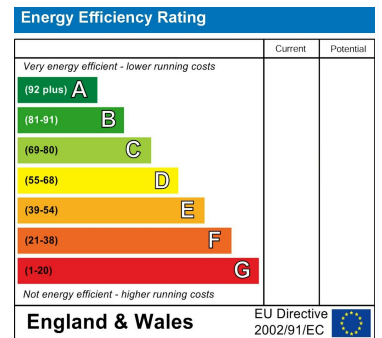
\*Subject to lender criteria and status.



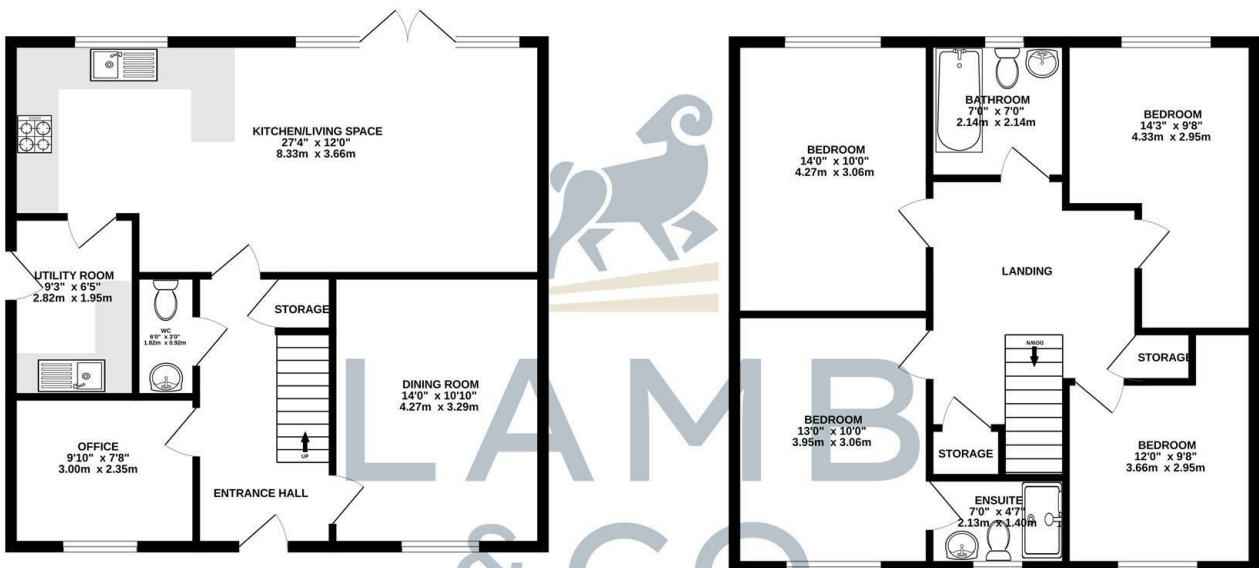
## Map



## 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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