



LAMB & CO

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## FRONKS ROAD, HARWICH, CO12 4EQ

### GUIDE PRICE £600,000

\*\* GUIDE PRICE £600,000 - £650,000 \*\* Situated on the highly desirable Fronks Road in Harwich, this impressive four/five bedroom home offers generous and versatile living accommodation, ideal for modern family life.

The ground floor features a recently refurbished kitchen and dining space, thoughtfully designed with integrated appliances and the added comfort of underfloor heating—perfect for both everyday living and entertaining. A separate lounge provides a cosy retreat, while the conservatory opens out onto the rear garden, extending to approximately 275ft and complemented by three useful outbuildings.

- Four/Five Bedrooms
- Three En-Suites
- Approx. 275 ft Garden
- Immaculately Presented
- Conservatory
- Ground Floor Bedroom
- 0.3 Acre Plot
- EV Charger
- EPC D



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### **PORCH**

#### **LOBBY**

9'9 x 5'5 (2.97m x 1.65m)

#### **HALL**

10'6 x 9'9 (3.20m x 2.97m)

#### **LIVING ROOM**

24' x 12'9 max (7.32m x 3.89m max)

#### **BEDROOM FIVE/RECEPTION**

15'5 + bay x 11'6 (4.70m + bay x 3.51m)

#### **EN-SUITE WET ROOM**

7'1 x 4'5 (2.16m x 1.35m)

#### **KITCHEN**

19'7" x 15'0" (5.97m x 4.57m )

#### **DINING ROOM**

15'0" x 10'0" (4.57m x 3.05m )

#### **WC**

#### **CONSERVATORY**

14' max x 12'6 (4.27m max x 3.81m)

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE**

12'2 x 12'1 (3.71m x 3.68m)

#### **DRESSING AREA**

10' x 7'5 (3.05m x 2.26m)

#### **EN-SUITE**

9'10 x 3'4 (3.00m x 1.02m)

#### **BEDROOM TWO**

12'2 x 12'1 (3.71m x 3.68m)

#### **LOBBY**

7'2 x 3'9 (2.18m x 1.14m)

#### **EN-SUITE**

8'6 x 3'8 (2.59m x 1.12m)

#### **BEDROOM THREE**

15'8 + bay x 11'8 (4.78m + bay x 3.56m)

#### **BEDROOM FOUR**

9'9 x 9'8 (2.97m x 2.95m)

#### **BATHROOM**

12'9 x 7'7 (3.89m x 2.31m)

#### **OUTSIDE**

#### **FRONT**

#### **REAR GARDEN**

#### **Workshop**

#### **Outbuilding**

#### **VIEW 2**

#### **Additional Information**

Council Tax Band: E

Heating: Gas central heating

Seller's Position: Purchasing onward

Garden Facing: North

#### **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

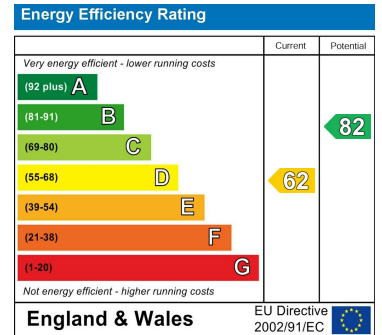
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



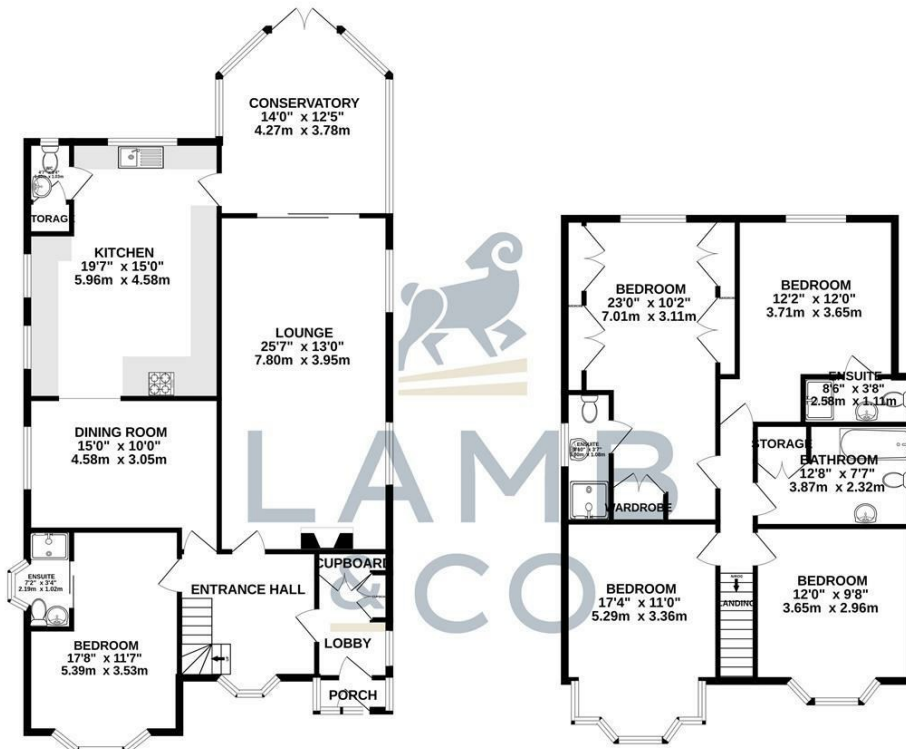
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 2267 sq.ft. (210.6 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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