



LAMB & CO

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



WISTERIA WAY, HARWICH, CO12 4RP

PRICES FROM £415,000

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
- Five house types available
- integrated appliances included
- Two allocated parking spaces
- Separate utility room
- EV charging port

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

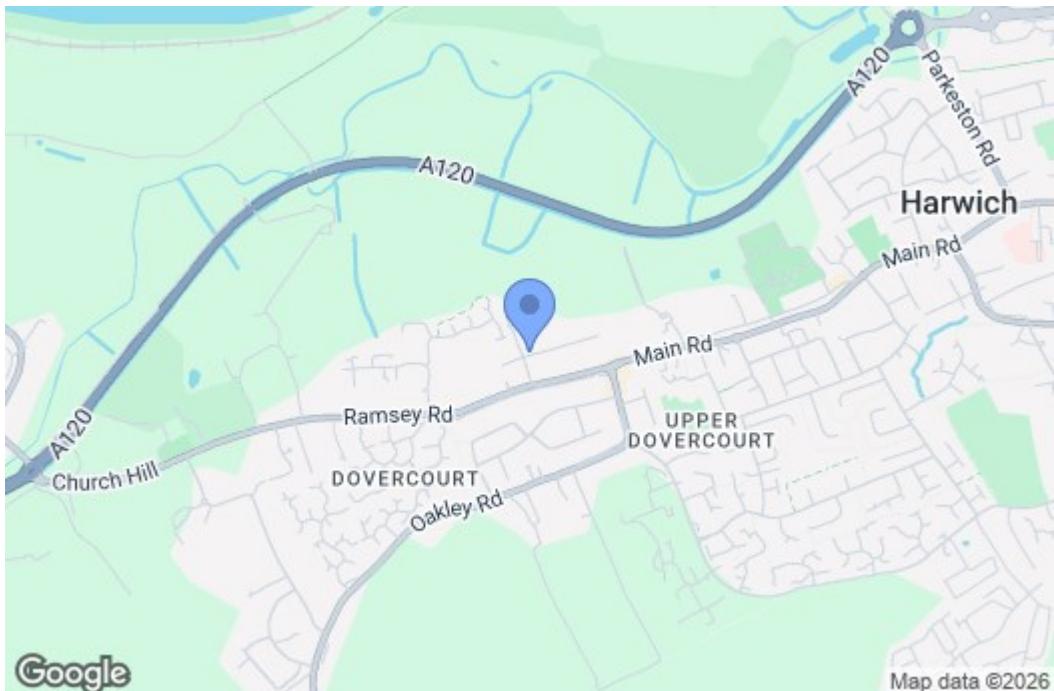
Agents Note Sales

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.

Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

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