

Plot 3 The Paddocks, Paddocks Lane, Ramsey, Harwich, CO12 5EW



Freehold
£360,000

Subject to contract

Brand new home

3 bedrooms
1 reception room
2 bathrooms



The Highland is a contemporary designed three bedroom detached house with garage, driveway and fully enclosed rear garden.

Some details

General information

The Highland is a contemporary designed three bedroom detached house with the master bedroom featuring a generous en-suite shower room. The home includes a spacious kitchen and dining area with integrated appliances and French doors to the rear garden. There a separate lounge with large window to the front aspect. The house is equipped with efficient gas underfloor heating to the ground floor and has a driveway and garage with electric vehicle charging point. With so much to offer, the Highland is truly a dream home.

Entrance hall

Lounge

17' 0" x 9' 10" (5.18m x 3m)

Kitchen/dining room

17' 6" x 12' 6" (5.33m x 3.81m)

WC

2' 8" x 5' 01" (0.81m x 1.55m)

First floor

Master bedroom

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

Ensuite

10' 0" x 7' 6" (3.05m x 2.29m)

Bedroom two

12' 7" x 9' 9" (3.84m x 2.97m)

Bedroom three

12' 7" x 7' 6" (3.84m x 2.29m)

Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

Garage

Where?

The Paddocks is conveniently located just three miles from Wrabness train station and is within easy reach of a variety of local amenities and travel options. The towns of Manningtree and Colchester are a short distance away and offer direct rail services to London Liverpool Street. The property is also close to ferry crossings, which can take you to Suffolk or even to the continent. Additionally, the A120 road is nearby and offers easy access to Colchester, Braintree, Stansted Airport, Chelmsford, and London via the A12. These travel options make the property an ideal location for both work and leisure travel.

Important information

Council Tax Band - tbc

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Service Charge - There is a service charge payable by residents of this development of approximately £254.28 PA (to be confirmed), for upkeep of communal areas.

Directions

From Manningtree proceed away from the town along Clacton Road. Upon reaching Horsley Cross roundabout turn left onto the A120 towards Harwich. At the next roundabout take the third exit proceeding up Church Hill which continues into Ramsey Road where the site will be found on the right hand side.ref58347SAL

Further information

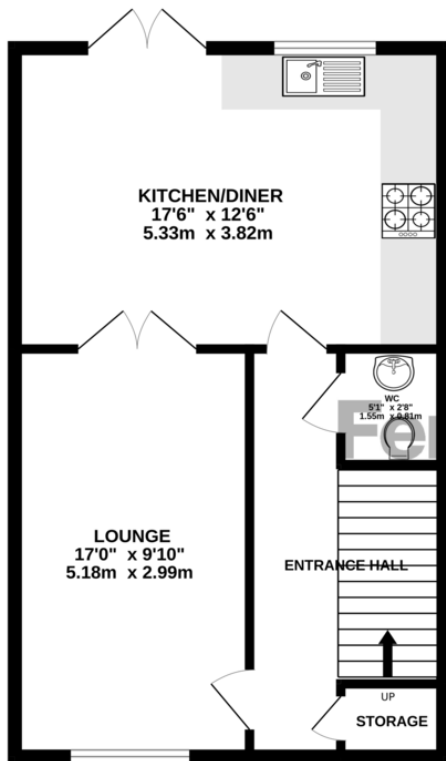
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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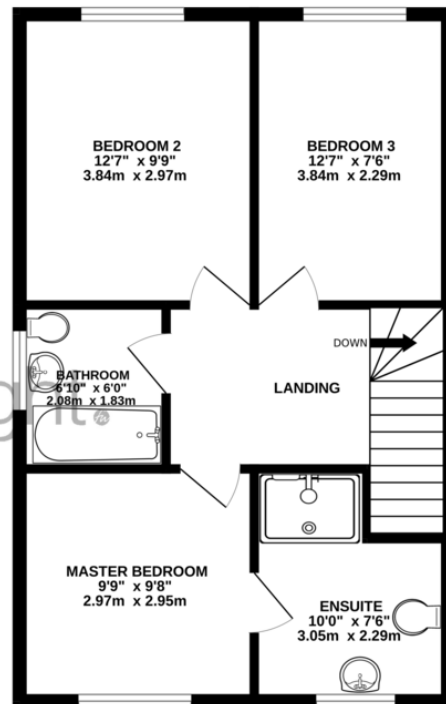
Viewing

To make an appointment to view this property please call us on 01206 397 222.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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To find out more or book a viewing

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