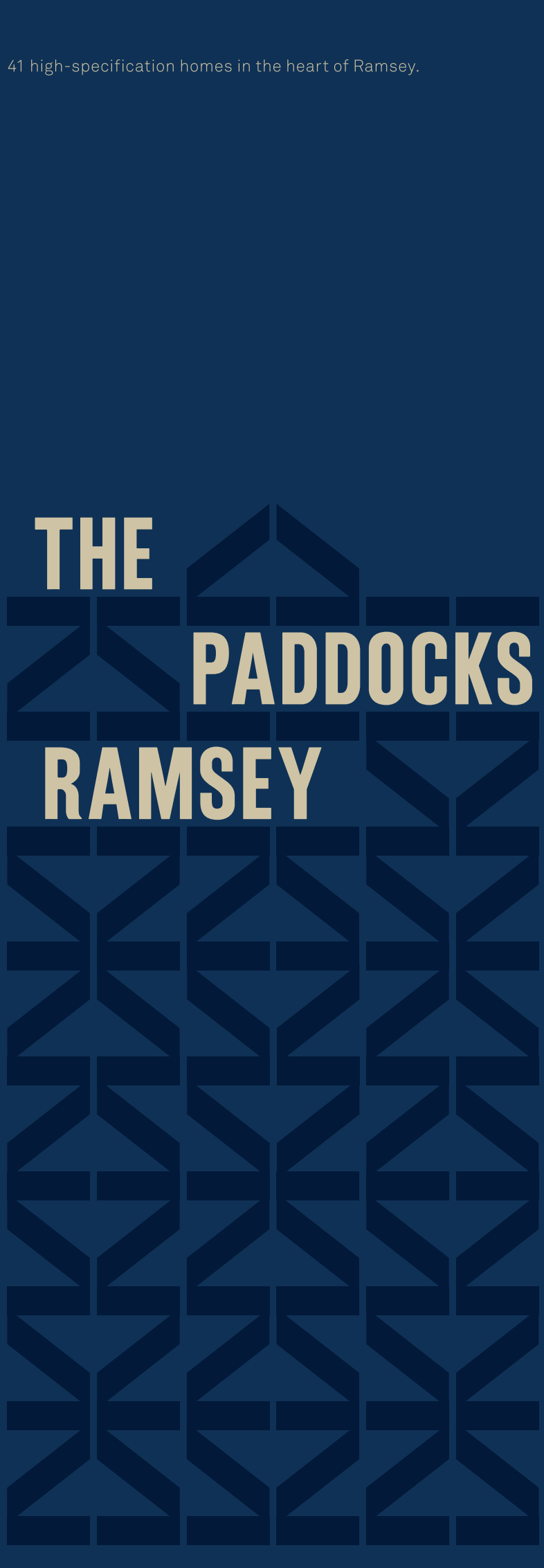


41 high-specification homes in the heart of Ramsey.



THE PADDOCKS RAMSEY



Overview of the development

THE PADDOCKS IS A COLLECTION OF CONTEMPORARY HIGH-SPEC HOUSES AND BUNGALOWS IN RAMSEY, A RURAL VILLAGE JUST A STONE'S THROW FROM THE BUSY PORT TOWN OF HARWICH ON THE EAST ESSEX COAST.

SPECIFICATION

P.2

GENERAL

- UPVC flush casement
- Composite entrance door
- Luxury vinyl flooring to entrance hall, kitchen and bathrooms.
- Lounge, stairs and bedrooms carpeted.
- Underfloor heating to ground floor and radiators to first floor
- Hard-wired smoke and heat alarms and carbon monoxide detectors
- TV points to lounge, kitchen and all bedrooms
- Built-in wardrobes (4 & 5 bedroom homes only)
- State of the art timber-framed construction offering high energy efficiency and reduced running costs.
- 10 Year structural warranty provided by Build Zone.

KITCHEN

- Contemporary style kitchens with soft close doors and drawers
- Quartz worktops with matching upstand (extra)
- Integrated fridge/ freezer, dishwasher (except for 3 bedroom houses), oven, electric ceramic hob
- Led spotlights

BATHROOM AND EN-SUITES

- Part tiles/part panelled walls
- Vanity units
- Chrome heated towel rail
- LED Spotlights
- Shower and screen over bath

GARAGES (WHERE APPLICABLE)

- Power and light connected
- Up and over door
- UPVC personal door to rear

EXTERNAL

- External lighting
- External tap
- Patio area
- Turfed gardens front and rear
- Block paved driveway



P.3

HOUSE TYPES

- 1 **THE CLYDESDALE** (4 Bedroom House)
- 2 **THE DARTMOOR** (3 Bedroom Bungalow)
- 3 **THE HIGHLAND** (3 Bedroom House)
- 4 **THE SHIRE** (5 Bedroom House)
- 5 **THE ERISKAY** (4 Bedroom House)
- 6 **THE CONNEMARA** (2 Bedroom Bungalow)

THE CLYDESDALE



P.4



GROUND FLOOR

KITCHEN/DINING	4.10 x 6.59m
LOUNGE	4.75 x 4.74m
WC	1.07 x 1.89m
STUDY	2.12 x 1.76m
UTILITY	1.93 x 1.70m

FIRST FLOOR

BEDROOM 1	4.75 x 2.85m
EN-SUITE	1.91 x 1.70m
BEDROOM 2	4.12 x 2.84m
BEDROOM 3	3.64 x 2.95m
BEDROOM 4	2.93 x 2.95m
BATHROOM	3.11 x 1.73m

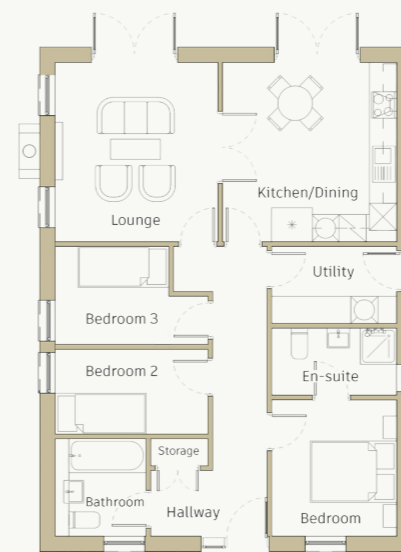
TOTAL AREA 147 sq m (1582 sq ft)

Plots 1, 4 and 7.

THE DARTMOOR



P.5



Ground Floor

GROUND FLOOR

KITCHEN/DINING	3.87 x 4.01m
LOUNGE	3.64 x 4.01m
BEDROOM 1	2.75 x 3.04m
EN-SUITE	2.75 x 1.49m
BEDROOM 2	3.41 x 1.89m
BEDROOM 3	3.41 x 2.17m
BATHROOM	2.06 x 2.19m
UTILITY	0.27 x 1.71m

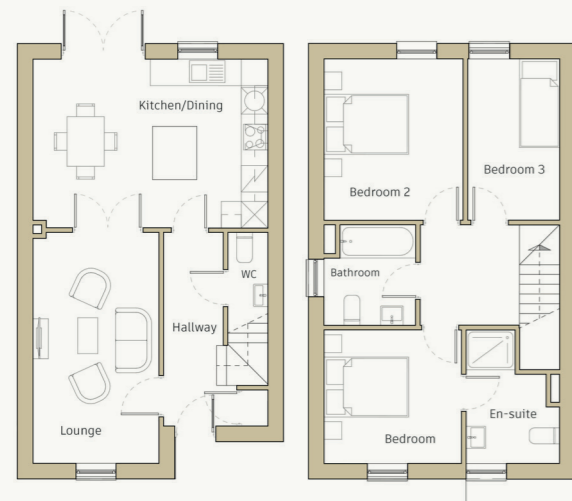
TOTAL AREA 82 sq m (883 sq ft)

Plots 2 and 5.

THE HIGHLAND



P.6



Ground Floor

First Floor

GROUND FLOOR

KITCHEN/DINING	5.35 x 3.86m
LOUNGE	2.99 x 5.10m
WC	0.92 x 1.48m

FIRST FLOOR

BEDROOM 1	2.99 x 3.02m
EN-SUITE	2.28 x 1.67m
BEDROOM 2	2.99 x 3.86m
BEDROOM 3	2.28 x 3.86m
BATHROOM	1.86 x 2.11m

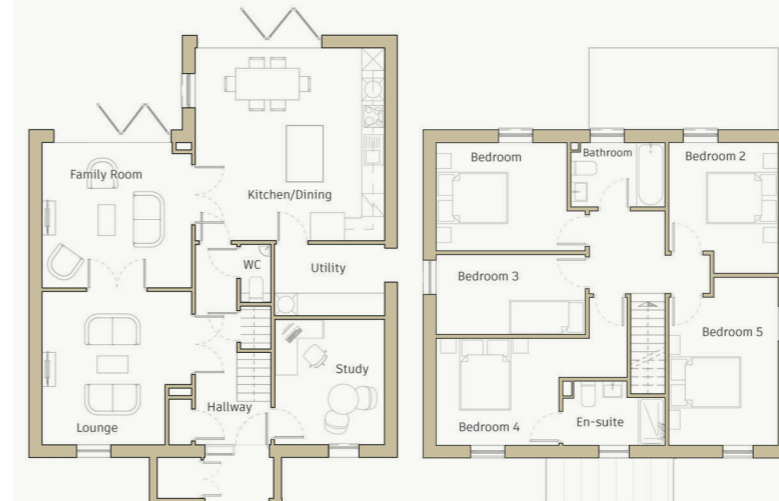
TOTAL AREA 96 sq m (1033 sq ft)

Plots 3 and 8.

THE SHIRE



P.7



Ground Floor

First Floor

GROUND FLOOR

KITCHEN/DINING	5.10 x 5.01m
LOUNGE	4.09 x 3.96m
FAMILY ROOM	3.88 x 3.96m
WC	1.55 x 0.88m
STUDY	3.35 x 2.90m
UTILITY	1.90 x 2.90m

FIRST FLOOR

BEDROOM 1	2.86 x 3.27m
EN-SUITE	1.69 x 2.71m
BEDROOM 2	4.47 x 2.90m
BEDROOM 3	2.10 x 3.50m
BEDROOM 4	3.49 x 2.90m
BEDROOM 5	2.19 x 3.96m
BATHROOM	1.73 x 2.49m

TOTAL AREA 161 sq m (1733 sq ft)

Plot 31.

THE ERISKAY



P.8



Ground Floor

First Floor

GROUND FLOOR

KITCHEN/DINING	6.25 x 5.15m
LOUNGE	3.99 x 4.39m
WC	0.94 x 1.55m
UTILITY	3.20 x 1.71m

FIRST FLOOR

BEDROOM	3.91 x 3.15m
EN-SUITE	2.25 x 2.01m
BEDROOM 2	3.57 x 3.84m
BEDROOM 3	2.59 x 3.84m
BEDROOM 4	4.08 x 2.26m
BATHROOM	2.44 x 1.91m

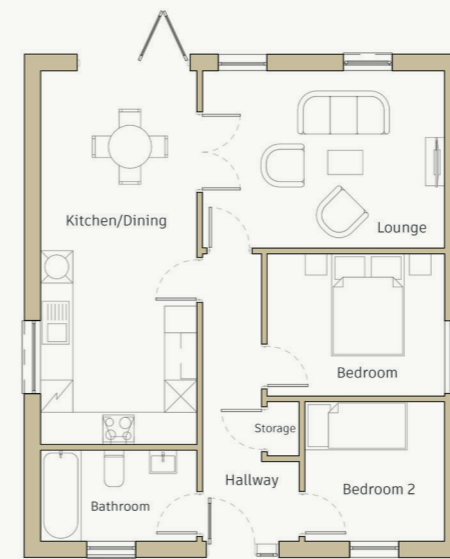
TOTAL AREA 139 sq m (1496 sq ft)

Plots 26, 27, 28, 29 and 30.

THE CONNEMARA



P.9



Ground Floor

GROUND FLOOR

KITCHEN/DINING	2.91 x 6.91m
LOUNGE	4.49 x 3.31m
BEDROOM 1	3.29 x 2.66m
BEDROOM 2	2.59 x 2.58m
BATHROOM	2.91 x 1.73m

TOTAL AREA 66 sq m (710 sq ft)

Plot 6.

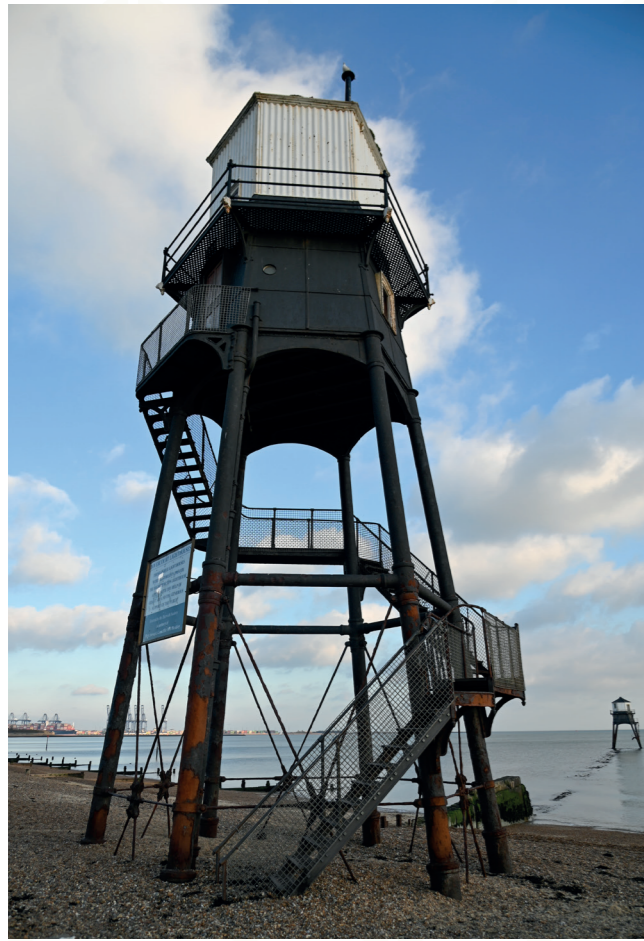


THE LOCAL AREA

MAP KEY

- 1 SPRING MEADOW PRIMARY SCHOOL
- 2 HARWICH & DOVERCOURT HIGH SCHOOL
- 3 HARWICH SPORTS CENTRE
- 4 HARWICH INTERNATIONAL PORT
- 5 GATEWAY RETAIL PARK
- 6 DOVERCOURT BAY
- 7 SUPERMARKET
- 8 DOVERCOURT TRAIN STATION
- 9 CLIFF PARK
- 10 HARWICH TOWN TRAIN STATION
- 11 HARWICH BEACH
- 12 HA'PENNY PIER





SURROUNDING THE PADDOCKS

Situated in the ever popular and picturesque village of Ramsey; an area in high demand due to its beautiful countryside walks and landscapes, as well as it's well-connected transport links.

Historic Harwich is within close proximity, presenting some enjoyable eateries, bars, shops and various other appealing amenities.

Ideally located within three miles of both Dovercourt and Wrabness train stations offering links into London Liverpool Street, and easy access to the A120 enabling routes to Braintree, Stanstead airport, and Colchester via the A12. Ferry Crossings from Harwich have networks to Suffolk areas making for brilliant family days out, and further afield to La Hague in Holland for those more adventurous.

**‘WE ARE PROUD TO BE BRINGING
OUR NORTH ESSEX HOMES TOUCH
TO THE RESIDENTS OF RAMSEY
WITH THIS EXCITING NEW
DEVELOPMENT. EACH STUNNING
HOME INCORPORATES OUR
EXACTING STANDARDS AND
OFFERS HIGH ENERGY EFFICIENCY
AND REDUCED RUNNING COSTS.’**

P.16

— A message from the developer, North Essex Homes

