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LARKSFIELD CRESCENT, DOVERCOURT

FOR SALE IS THIS EXTENDED 3 BEDROOM DETACHED HOUSE IN A POPULAR LOCATION WITH GAS C/H, DOUBLE-GLAZING & OFF-STREET PARKING



Offers in the Region of £315,000 Freehold

**EXTENDED 3 BEDROOM DETACHED HOUSE
LOUNGE, DINING ROOM, KITCHEN
NEW GROUND FLOOR SHOWER ROOM, GAS C/H
FIRST FLOOR BATHROOM, UPVC DOUBLE GLAZING
ENCLOSED REAR GARDEN, OFF STREET PARKING**

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Outside storm porch with UPVC entrance door to: -

Entrance Hall	Built in cupboard, stairs to first floor, doors to lounge & kitchen.
Lounge	18'5 (11'8 min) x 14'2. UPVC double glazed windows to front with fitted venetian blinds, radiator, coved ceiling.
Kitchen	13' (15' max) x 8'. Fitted white gloss units comprising eye & base level cupboards, drawers, work surfaces, stainless steel single drainer 1½ bowl sink unit with mixer tap, tiled floor, radiator, coved ceiling, under stair cupboard, further storage cupboard, open window & doorway to: -
Dining Room	18'5 (13' min) x 12'9. UPVC double glazed windows to rear & side, radiator, tiled floor, Velux skylight window, door to shower room, UPVC French doors to rear garden.
New Shower Room	White suite comprising tiled shower cubicle, close-coupled WC, vanity wash basin with mixer tap & cupboard under, chrome heated towel radiator, extractor fan, tiled floor, UPVC double glazed opaque window to side.
Stairs & Landing	UPVC double glazed window to rear with fitted venetian blind, loft hatch, coved ceiling, large walk-in storage cupboard housing gas boiler, doors to all rooms.
Bedroom 1	13' x 9'. UPVC double glazed window to front with far reaching views, radiator, coved ceiling.
Bedroom 2	9' x 8'5 (10'3 max). UPVC double glazed window to front with far reaching views, radiator.
Bedroom 3	9' x 9'. UPVC double glazed window to rear, radiator, coved ceiling.
Bathroom	Fully tiled white suite comprising panelled bath with chrome shower mixer taps, concealed WC, vanity wash basin with mixer tap & cupboard under, chrome heated towel radiator, UPVC double glazed opaque window to side.
Outside	To the front is a walled & stepped low maintenance garden laid with stone chippings. Driveway providing off road parking for 4 cars leading to wrought iron gates to the rear. The rear garden is enclosed by fencing, mainly lawn with paved patio & garden shed.
Council Tax	Band C - £1,873.52 (April 2024 - March 2025).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact.

Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.