COMPASS

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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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Larksfield Crescent, Dovercourt, Harwich CO12 4BL...

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 11/2 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,

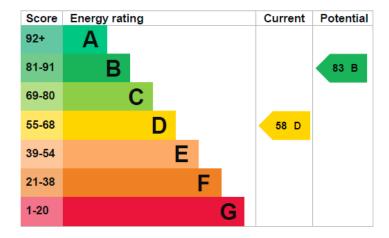
chrome heated towel radiator, UPVC double glazed opaque window to side.

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).



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