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BRUSSELS CLOSE, DOVERCOURT

FOR SALE IS THIS 3 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC LOCATION WITH CONSERVATORY, EN-SUITE, GARAGE & OFF-STREET PARKING



PRICE £350,000 FREEHOLD

- * 3 BEDROOM DETACHED HOUSE * LOUNGE ***
- * KITCHEN/BREAKFAST ROOM * DINING ROOM ***
- * 14' x 10'6 CONSERVATORY * CLOAKROOM * EN-SUITE ***
- * FAMILY BATHROOM * UPVC DOUBLE GLAZING ***
- * GAS C/H * GARAGE & OFF-STREET PARKING ***
- * PRIVATE REAR GARDEN * CUL-DE-SAC LOCATION ***

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Brussels Close, Dovercourt, Harwich CO12 3SF...

Outside storm porch with light & UPVC part glazed entrance door to: -

Entrance Hall	Radiator, stairs to first floor, doors to all rooms except conservatory & dining room.
Cloakroom	1/2 tiled white suite with close-coupled WC, pedestal hand wash basin, radiator, electric consumer unit, tiled floor, UPVC double glazed opaque window to front.
Lounge	14'9 x 11'2 (13'10 max). UPVC double glazed square bay window to front, 2 radiators, electric fireplace, further UPVC double glazed window to front, part glazed double doors to: -
Dining Room	9'4 x 7'9 max. Radiator, open doorway to kitchen, UPVC double glazed sliding doors to: -
Conservatory	14' x 10'6. UPVC double glazed windows to rear & both sides, tiled floor with underfloor heating, electric heater, UPVC double glazed French doors to rear garden.
Kitchen/ Breakfast room	13'6 x 7'8. White fitted units comprising eye level cupboards with work surfaces, drawers & base cupboards, tiled splash backs, built in Bosch oven, Bosch gas hob & extractor hood, 1 1/2 bowl single drainer sink unit with mixer tap, plumbing & space for washing machine & dish washer, fitted breakfast bar with additional white matching eye level cupboards above, radiator, tiled floor with underfloor heating, understairs cupboard, UPVC double glazed window to rear, UPVC part glazed door to conservatory.
Stairs & Landing	UPVC double glazed window to side, radiator, airing cupboard housing Baxi gas boiler, loft hatch with fitted ladder, doors to all bedrooms & bathroom.
Bedroom 1	13' x 8'6 (11' max). UPVC double glazed square bay window to front, radiator, built in quadruple wardrobes to 1 wall, fitted chest of drawers with matching freestanding chest of drawers & bed side cabinets, door to: -
En-Suite	Fully tiled white suite comprising shower cubicle, close-coupled WC, pedestal hand wash basin with chrome mixer tap & pop-up waste, radiator, shaver point, UPVC double glazed opaque window to front with tiled sill.
Bedroom 2	10' x 8'3. UPVC double glazed window to rear, radiator, built in double wardrobe.
Bedroom 3	8' (7'7 min) x 7'6. UPVC double glazed window to rear, radiator.
Bathroom	White suite comprising panelled bath with chrome shower mixer taps, close-coupled WC, pedestal wash basin with chrome mixer tap & pop-up waste, shaver point, double radiator, fully tiled surrounding bath & 1/2 tiled to 2 further walls, UPVC double glazed opaque window to front with tiled sill.
Outside	The front has been block paved. Driveway with car port over providing off street parking for 2 cars & leading to GARAGE with up & over type door, power, lighting & eaves storage space. The lawn rear garden is enclosed by walling & fencing with paved patio areas, raised flower beds, outside tap & light, gate to driveway.
Council Tax	Band D: £2,088.08 pa (April 2024 – March 2025).

Brussels Close, Dovercourt (cont)...

REAR GARDEN



REAR GARDEN



GREENSWARD TO FRONT



EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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.