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## **PRIMROSE AVENUE, DOVERCOURT** FOR SALE IS THIS VERY WELL PRESENTED MODERN 4 BEDROOM DETACHED HOUSE WITH 15' FITTED KITCHEN, DINING ROOM, GARAGE & SOUTH FACING REAR GARDEN



## PRICE £450,000 FREEHOLD

\* MODERN 4 BEDROOM DETACHED HOUSE \* \* 17' LIVING ROOM \* SEPARATE DINING ROOM \* \* 15' x 15' FITTED KITCHEN WITH INTEGRATED APPLIANCES \* \* GROUND FLOOR CLOAKROOM \* DOUBLE GLAZING \* \* BATHROOM \* EN-SUITE SHOWER ROOM \* GAS C/H \* \* GARAGE & OFF-STREET PARKING \* NHBC GUARANTEE \* \* LANDSCAPED SOUTH FACING REAR GARDEN \*

28 Kingsway Dovercourt Harwich Essex CO12 3AB (T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

















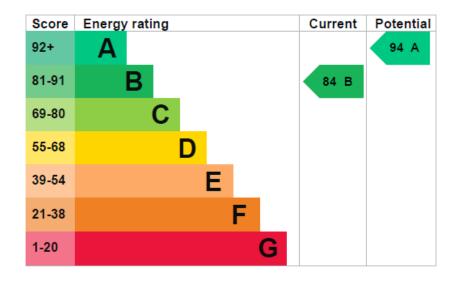
## Primrose Avenue, Dovercourt, Harwich CO12 4GT...

## Composite part glazed entrance door to: -

Entrance Hall	With Amtico flooring, radiator, cloaks cupboard, under stair cupboard, stairs to first floor, doors to all rooms.
Cloakroom	White suite comprising close-coupled WC, pedestal hand wash basin with tiled splash back, chrome mixer tap & pop-up waste, radiator, extractor fan, Amtico flooring.
Living Room	<b>17' x 10'2'.</b> UPVC double glazed window to front, 2 radiators, UPVC double glazed French doors to rear garden.
Dining Room	11' x 9'7 (8'3 min). UPVC double glazed windows to front & side, radiator.
Kitchen/ Dining Room	<b>15'2 x 15' (11' min).</b> Gloss grey fitted units comprising eye level cupboards with under lighting, work surfaces with splash back returns, base level drawers & cupboards, stainless steel 1 <sup>1</sup> / <sub>2</sub> bowl single drainer sink unit with chrome mixer tap, built in oven, gas hob & stainless steel chimney style extractor hood, integrated fridge freezer, washing machine & dish washer, cupboard housing gas combi boiler, radiator, Amtico flooring, UPVC double glazed windows to side & rear, UPVC double glazed French doors to rear garden.
Landing	UPVC window to rear with sea views, loft hatch, doors to all rooms.
Bedroom 1	<b>12'2 min x 10'2.</b> UPVC double glazed windows to side & rear with sea views, radiator, fitted wardrobes to 1 wall, door to: -
Ensuite	White suite comprising large tiled shower cubicle, pedestal hand wash basin with tiled splash back, chrome mixer tap & pop-up waste, close- coupled WC, radiator, shaver point, wall cabinet, extractor fan, UPVC double glazed opaque window.
Bedroom 2	<b>15' (13' min) x 9' min.</b> UPVC double glazed windows to front & side, radiator.
Bedroom 3	12'4 (10'5 min) x 9'2. UPVC double glazed windows to front, radiator.
Bedroom 4	<b>7'6 x 7'.</b> UPVC double glazed window rear with sea views, radiator.
Bathroom	7' x 5'7. White suite comprising panelled bath with chrome shower chrome mixer taps, pedestal hand wash basin with tiled splash backs, chrome mixer taps & pop-up waste, close coupled WC, radiator, extractor fan, mirror fronted wall cabinet.
Outside	To the front is a lawn garden with shrub beds, outside light & paved pathway to the front door. Driveway providing off street parking for 3 vehicles leading to <b>DETACHED GARAGE</b> with up & over type door, eaves storage space. Gate from the driveway to the south facing rear garden with lawn, large paved patio, <b>SUMMER HOUSE</b> , garden shed, outside tap, outside enclosed by walling & fencing.
Council Tax	Band E: £2,552.10 pa (April 2024 – March 2025).
Note	This property was a new build in 2024 so benefits from the NHBC guarantee for a further 9 years.







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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.