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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 ***

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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	17' x 10'2'. 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	15'2 x 15' (11' min). Gloss grey fitted units comprising eye level cupboards with under lighting, work surfaces with splash back returns, base level drawers & cupboards, stainless steel 1½ 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	12'2 min x 10'2. 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	15' (13' min) x 9' min. 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	7'6 x 7'. 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 DETACHED GARAGE with up & over type door, eaves storage space. Gate from the driveway to the south facing rear garden with lawn, large paved patio, SUMMER HOUSE , 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.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.