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FREDRICKS CLOSE, WIX

**DETACHED HOUSE IN A VILLAGE LOCATION WITH 4 DOUBLE BEDROOMS, EN-SUITE, STUDY
23' LIVING ROOM, UTILITY ROOM, LOFT ROOM, DOUBLE GARAGE & 100' REAR GARDEN**



PRICE £550,000 FREEHOLD

- * DETACHED HOUSE WITH 4 DOUBLE BEDROOMS ***
- * MASTER SUITE WITH DRESSING ROOM & EN-SUITE ***
- * 23' LIVING ROOM * DINING ROOM * CLOAKROOM ***
- * KITCHEN * STUDY * OIL C/H * BATHROOM ***
- * UPVC DOUBLE GLAZING * 19' LOFT ROOM ***
- * DOUBLE GARAGE & OFF-STREET PARKING ***
- * CUL-DE-SAC LOCATION * 100' SOUTH FACING REAR GARDEN ***

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EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	71 C
39-54	E		
21-38	F		
1-20	G		

UPVC entrance door to: -

Spacious Entrance Hall	22'6 x 9'2 (5' min). Radiator, stairs to first floor, doors to all rooms except Kitchen.
Cloakroom	White suite comprising concealed WC & hand wash basin, radiator, 1/2 tiled to 2 walls, UPVC double glazed opaque window to side.
Study	10'5 x 8'7 (6'8 min). UPVC double glazed window to front, radiator.
Living Room	23'4 x 12'4. UPVC double glazed window to front, 2 radiators, UPVC double glazed sliding patio doors to rear.
Dining Room	13' x 12'2. UPVC double glazed sliding patio doors to rear, radiator, wooden floor, coved ceiling, open archway to: -
Kitchen	10' x 10'. Fitted units comprising eye level cupboards, work surfaces with splash back return, base level drawers & cupboards, built in double oven, ceramic hob with stainless steel cooker hood above, 1 1/2 bowl single drainer sink unit with mixer tap, integrated fridge freezer, dish washer & microwave, inset ceiling lighting, wooden flooring, UPVC double glazed window to front.
Utility Room	7' x 6'. Fitted units comprising eye level & full height cupboards, work surfaces with space under for washing machine & tumble dryer, radiator, UPVC part glazed door to rear garden.
First Floor Landing	Loft hatch, airing cupboard, doors to all bedrooms & bathroom.
<u>Master Suite</u> Bedroom	16' x 10'3. UPVC double glazed window to front, radiator, door to: -
Dressing Room	10'6 x 3'7. Laminate flooring, fitted shelves & hanging rails, door to: -
En-Suite Bath & Shower Room	10'6 x 8'. Mostly tiled white suite comprising free standing bath with chrome shower mixer taps, corner shower pod, close-coupled WC, vanity hand wash basin with chrome mixer tap & wooden cupboard under, chrome heated towel radiator, extractor fan, inset ceiling lighting, UPVC double glazed opaque window to front.
Bedroom 2	12'4 x 10'2. UPVC double glazed window to front, radiator.
Bedroom 3	12'9 x 10'11. UPVC double glazed window to rear with farmland views, radiator, built in double wardrobe.
Bedroom 4	12'9 x 9'8 (9'2 min). UPVC double glazed window to rear with farmland views, radiator, built in double radiator, stairs to loft room.
Bath & Shower Room	9' (8' min) x 8'2. Mostly tiled white suite comprising oval bath with freestanding chrome shower mixer tap, separate fully tiled shower cubicle, close-coupled WC, vanity hand wash basin with chrome mixer tap & white gloss cupboard under, radiator, tiled floor, UPVC double glazed opaque window to rear.
Second Floor Loft Room	19'3 x 12' (7'6 min). Double glazed skylight window to rear with farmland views, door to good size boarded loft space with power & lighting.
Outside	To the front is a low maintenance shingled garden. Block paved driveway provides off street parking for 3 vehicles. DOUBLE GARAGE (19' x 16'5) with twin up & over type doors, power & lighting, private door to rear. Gates & shared paths to both sides of the property giving access to the south facing rear garden which is approx. 100' x 50' with lawn, shrub beds, trees, large block paved patio, further paved patio, garden shed, outside lighting, oil boiler & tank, enclosed by fencing.
Council Tax	Band E: £2,686.32 pa (April 2025 – March 2026).

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.