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HARWICH ROAD, LITTLE OAKLEY



FOR RENT @ £1950 pcm DEPOSIT £2250

**MODERN DETACHED HOUSE, 4 DOUBLE BEDROOMS
FEATURE KITCHEN/DINING/DAY ROOM, UTILITY ROOM
LIVING ROOM, SITTING ROOM, DOUBLE GLAZING
GROUND FLOOR CLOAKROOM, GAS & UNDER FLOOR C/H
BATH & SHOWER ROOM, 2 EN-SUITE SHOWER ROOMS
50' x 30' SOUTH FACING GARDEN, PARKING FOR 4 CARS
FAR REACHING FARMLAND VIEWS TO THE SEA
SOLAR PANELS, VERY ENERGY EFFICIENT, EPC - B**

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

Entrance Hall	Porcelain tiled floor with underfloor heating, stairs to first floor, large walk-in storage cupboard, inset ceiling lights, doors to all rooms except utility room.
Sitting Room	13'5 x 9'9. UPVC double glazed window to front, TV point, porcelain tiled floor with underfloor heating.
Cloakroom	White suite with close-coupled WC, vanity hand wash basin with chrome mixer tap, pop-up waste & cupboard below, fitted wall mirror, porcelain tiled floor with underfloor heating, UPVC double glazed opaque window to side.
Living Room	17'5 x 12'. UPVC double glazed window to front, TV point, porcelain tiled floor with underfloor heating, double doors to dining room.
Feature open plan Kitchen/Dining/Day Room 25'8 (17'4 min) x 15'6 (9'3 min)	
Kitchen	Matt light grey fitted units comprising eye level cupboards with work surfaces, drawers & cupboards below, stainless steel single drainer sink with mixer taps, space for cooker with splash back & stainless-steel chimney style cooker hood above, space for large American style fridge/freezer, inset ceiling lights, porcelain tiled floor with underfloor heating, UPVC double glazed window to rear, open to: -
Dining/Day Room	Inset ceiling lights, TV point, porcelain tiled floor with underfloor heating, UPVC double glazed Bifold doors to the rear with far reaching farmland views, door to: -
Utility Room	8' x 6'6. Stainless steel single drainer sink with mixer taps & cupboard under, work surface with space & plumbing under for washing machine & dishwasher or tumble dryer, inset ceiling lights, extractor fan, porcelain tiled floor with underfloor heating, UPVC double glazed window & door to side.
Stairs & Landing	Radiator, loft hatch, large double built in shelved storage cupboard, walk-in airing cupboard housing gas boiler & hot water cylinder, doors to all bedrooms & bathroom.
Bedroom 1	12'8 x 10'4 (16'2 max). UPVC double glazed window to rear with far reaching farmland views to the sea, radiator, TV point, door to: -
En-Suite	White suite, corner shower cubicle with additional rainfall shower head, close-coupled WC, pedestal hand wash basin with mixer taps, pop-up waste & fitted demister wall mirror above with inset lighting, chrome heated towel radiator, vinyl flooring, shaver point, extractor fan, inset ceiling lights, UPVC double glazed opaque window to side.
Bedroom 2	12'3 (14'7 max) x 12'3 (11'7 min). UPVC double glazed windows to front, radiator, TV point, door to: -
En-Suite	White suite, corner shower cubicle with additional rainfall shower head, close-coupled WC, pedestal hand wash basin with mixer taps, pop-up waste & fitted demister wall mirror above with inset lighting, chrome heated towel radiator, vinyl flooring, shaver point, extractor fan, inset ceiling lights, UPVC double glazed opaque window to side.
Bedroom 3	14'6 (13' 8 min) x 11'3. UPVC double glazed window to front, radiator, TV point.
Bedroom 4	12'6 x 10'. UPVC double glazed window to rear with far reaching farmland views to the sea, radiator, TV point.
Bath & Shower Room	9'5 x 5' (9' max). White suite comprising panelled bath with mixer tap, large shower cubicle with additional rainfall head, close-coupled WC, vanity hand wash basin with mixer taps, pop-up waste, fitted demister wall mirror above with inset lighting & cupboard below, chrome heated towel radiator, shaver point, extractor fan, vinyl flooring, UPVC double glazed opaque window to side.
Outside	The house is situated in a private cul-de-sac with open farmland to the rear. Lawn front garden. 50' x 30' south facing lawn rear garden with a large patio area to the immediate rear of the house & enclosed by fencing. There are outside lights to the front & rear. Block paved driveway providing off street parking for numerous cars.
Council Tax	Band E - £2,681.45 pa (April 2025 – March 2026).
Note	The property has solar panels fitted which will reduce the daytime electric costs at the property. The property is very energy efficient and very well insulated with the EPC rating being a very high B – 88 (well above the national average which is D - 60).