



The Hornbeams, Little Oakley  
Guide Price £375,000



## Little Oakley

Nestled in a peaceful cul-de-sac, this delightful four-bedroom detached house presents a perfect blend of comfort and convenience, ideal for first-time buyers and growing families alike. This charming home features a welcoming entrance that leads into a spacious and airy lounge, perfect for family gatherings.

The heart of the home is the modern kitchen, where every meal is a pleasure to prepare. A convenient downstairs WC adds to the practical layout, while gas central heating ensures a cosy atmosphere throughout the seasons.

Upstairs, the master bedroom is a serene retreat with its own en-suite bathroom, promising privacy and relaxation. The family bathroom serves the additional three bedrooms, all thoughtfully designed with space and light in mind.

Outside, the property boasts a generous garden offering a safe haven for children to play and adults to unwind. The garage, coupled with off-road parking for multiple vehicles, ensuring ample space for family cars or visitors.

This house is more than just a dwelling; it's a warm and inviting space waiting for you to call it 'home'. Secure your future at The Hornbeams, where comfort meets convenience in the heart of Essex.

### Agents Notes:

Tenure - Freehold

Council tax - Band D

Services - gas/mains drainage/water

Heating - Radiators via gas

Mobile - All providers available

Broadband - Superfast is available







- 4 BEDROOM DETACHED
- LARGE REAR GARDEN
- AMPLE PARKING AND GARAGE
- EN-SUITE TO THE MASTER
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM

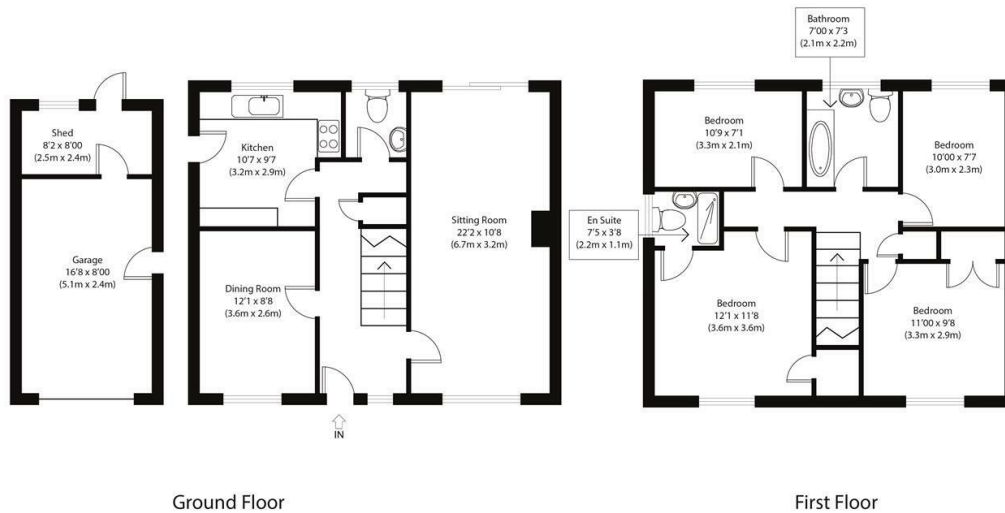
Little Oakley is a charming village situated on the western outskirts of Harwich. The village features a delightful local pub, a bus stop, a convenience store, and a local football club.

Harwich itself is an attractive, historic town rich in maritime heritage. It is ideally located with excellent road, rail, and ferry links. The town is famously home to the historic Mayflower. Harwich draws visitors with its captivating history and heritage, and it also offers a great selection of restaurants, bars, cafes, and pubs.

Dovercourt Bay, with its award-winning Blue Flag beach, is a notable seaside attraction. The unique lighthouses add to its charm. Marine Parade connects the town to various seafront facilities and unspoilt natural beauty, perfect for long walks or cycle rides.



## Floor Plan

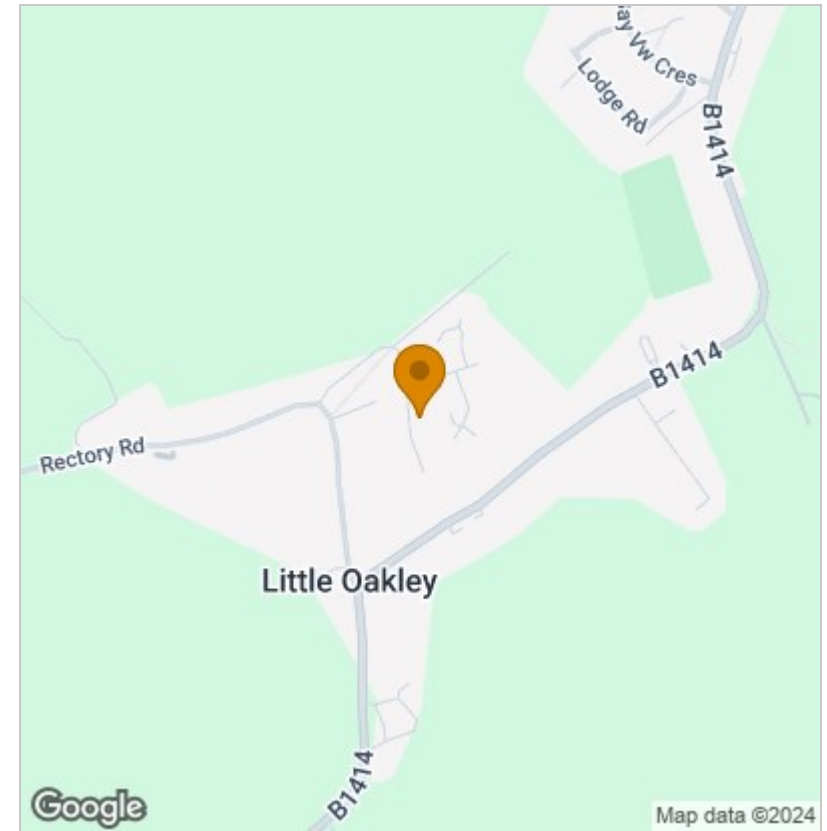


Approximate Gross Internal Area  
 Main House 1290 sq ft (120 sq m)  
 Garage 200 sq ft (19 sq m)  
 Total 1490 sq ft (138 sq m)

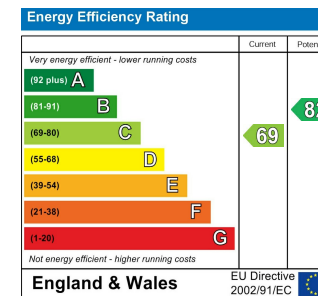
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary situations. Copyright: www.photoplan.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk