



RE/MAX

PROPERTY HUB



8 Whinfield Avenue, Harwich, CO12 3UL

Offers in excess of £460,000

This Executive 4/5 Bedroom Home is not only stunning and spacious but extremely cost efficient energy wise! benefitting from Cavity Wall Insulation and fully owned Solar Panels. Nestled in a peaceful corner of a sought after cul-de-sac with Driveway and Garage and established wrap around Gardens.

Internally offering Kitchen/Diner, Downstairs WC, Family Lounge, Dining Room, a further Ground floor Bedroom which could be used as a Play Room/Office, moving on to the first floor with 4 Bedrooms, one with en-suite Shower Room and a family Bathroom.

In excellent decorative order throughout, early viewing is advised for this fabulous property.

EPC: B
Council Tax: E

Property Particulars:

Entrance Hall

Welcoming and spacious with doors through to kitchen/diner, ground floor WC, family lounge and ground floor bedroom

Kitchen/Diner 16'6" x 10'4" (5.03 x 3.16)

Fitted with a range of matching wall and base units, one and a half bowl sink unit, 5 ring gas hob, built in double oven, with stainless steel extractor hood, spaces for washing machine & dishwasher, Integrated fridge/freezer, with complimentary tiling to walls, TV point, back door to side garden area and window to front aspect

Family Lounge 15'10" x 12'10" (4.83 x 3.92)

With French doors leading out to the patio area and garden, window to side aspect and double doors leading through to the dining room

Dining Room 12'11" x 10'5" (3.94 x 3.19)

With window to rear aspect and double doors leading to lounge

Ground Floor Bedroom/Play Room/Office 13'2" x 8'0" (4.02 x 2.45)

This versatile room has many uses, could be used as a bedroom, play room, home office, cinema room.....

Ground Floor WC 7'6" x 3'10" (2.29 x 1.17)

Comprising low level WC, wash hand basin, chrome heated towel rail with window to front aspect

First Floor Landing

Spacious landing area with airing cupboard, loft access hatch, window to side aspect and doors to all bedrooms and bathroom

Master Bedroom 12'9" x 9'8" (3.89 x 2.96)

Fitted with wall to wall wardrobes spanning across whole wall with integral TV point, window to rear aspect and door leading to en-suite shower room

en-suite Shower Room 8'9" x 4'8" (2.67 x 1.44)

Suite comprising shower cubicle, low level WC, wash hand basin and heated towel rail, complimentary tiling and window to side aspect

Bedroom 2 16'8" x 10'5" (5.09 x 3.19)

With window to front aspect

Bedroom 3 11'10" x 9'9" (3.61 x 2.98)

With window to rear aspect

Bedroom 4 8'4" x 6'8" (2.56 x 2.04)

With window to front aspect

Family Bathroom 7'2" x 6'7" (2.19 x 2.03)

Suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail and window to front aspect

Outside Areas:

The front of the property enjoys a lawned area, sweeping driveway with ample parking for multiple vehicles, garage with power, light and a door to rear garden

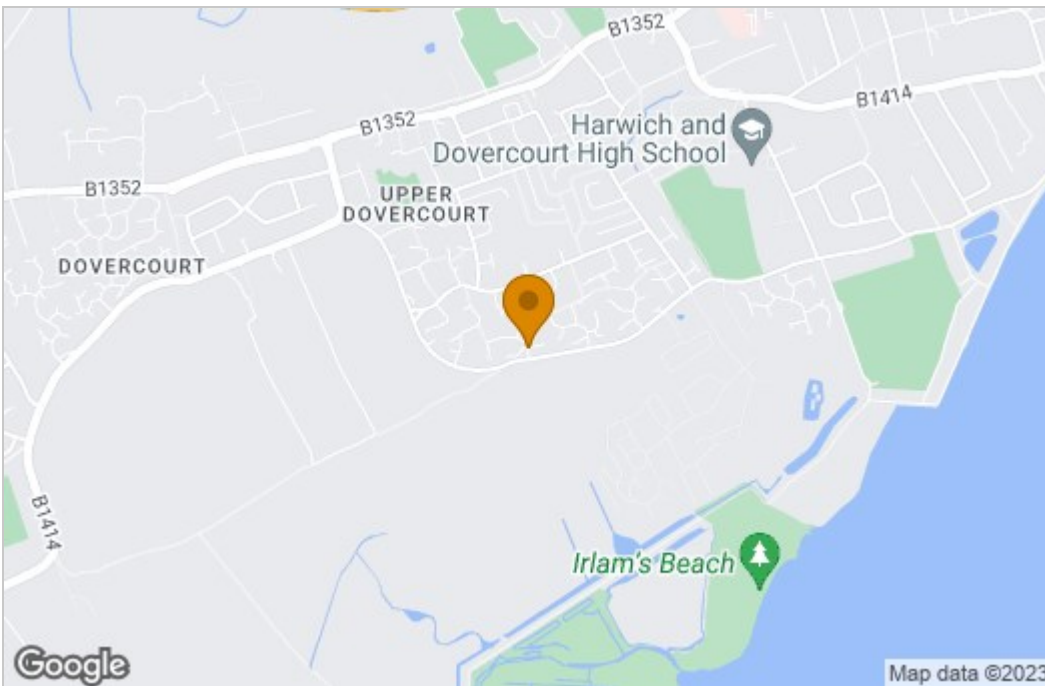
Side access to the garden is accessible through a gate at the front of the property

The rear garden is fully enclosed and includes a patio area with pergola surround, a raised decked area for entertaining, water features and several established flower beds

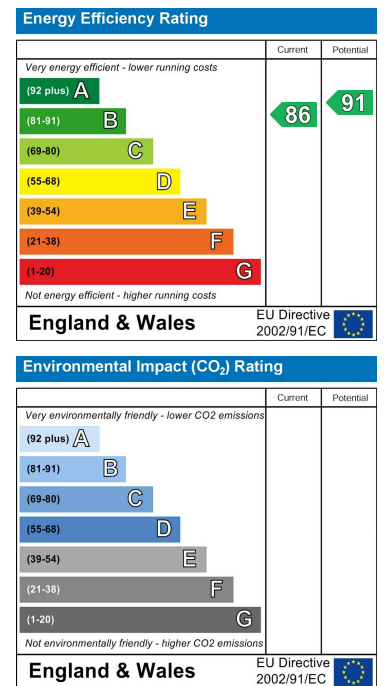
Floor Plan



Area Map



Energy Efficiency Graph



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