



# RE/MAX

## PROPERTY HUB



### **44a Clarkes Road, Harwich, CO12 4JX**

### **Offers in excess of £280,000**

Newly built in 2020 and still under Build Zone Warranty, with an 'A' energy rating for exceptionally low running costs, this fabulous family home offers 3 great sized bedrooms, a spacious kitchen/diner, separate sitting room, ground floor cloakroom, family bathroom + en-suite to master bedroom, driveway with ample parking and a sunny rear garden

Situated in a popular area close to local shops and schooling and with easy access to the A120

Beautifully presented throughout, viewing is a must!

Accommodation comprises:

#### Entrance Hall

Spacious with feature radiator, storage cupboard, stairs to first floor and doors to downstairs cloakroom, sitting room and kitchen/diner

#### Ground Floor Cloakroom

Low level WC, wash hand basin with vanity unit and towel radiator, obscured window to front aspect

#### Sitting Room 13'6" x 12'8" (4.13 x 3.87)

Spacious family lounge with bay fronted window to front aspect and window to side aspect

#### Kitchen/Diner 19'2" x 11'10" (5.86 x 3.61)

Beautifully fitted kitchen with a range of shaker style wall and base units, solid oak worktops and breakfast bar, ceramic sink with mixer tap, integrated oven & microwave, dishwasher, fridge & freezer, induction hob with extraction, attractive tiled splashbacks, separate built in utility cupboard with plumbing and electrics. Double glazed doors leading to rear garden

#### First Floor Landing:

Loft hatch with access to loft

#### Bedroom 1 12'6" x 12'0" (3.83 x 3.66)

With window to front aspect and door to:

en-suite Shower Room with shower cubicle, low level WC, towel radiator and wash basin with vanity

#### Bedroom 2 11'0" x 8'2" (3.37 x 2.51)

With built in cupboard and window to front aspect

#### Bedroom 3 10'10" x 6'9" (3.32 x 2.08)

Window to front aspect

#### Family Bathroom 7'8" x 6'0" (2.34 x 1.85)

Suite comprising panelled bath, corner shower cubicle, low level WC, wash hand basin with vanity, heated towel rail and extraction fan, obscured window to front aspect

#### Outside Areas:

The front of the property is concrete driveway with parking for multiple vehicles

At the rear there is a large patio area with steps leading to a lawned area, gated access to the side of the property

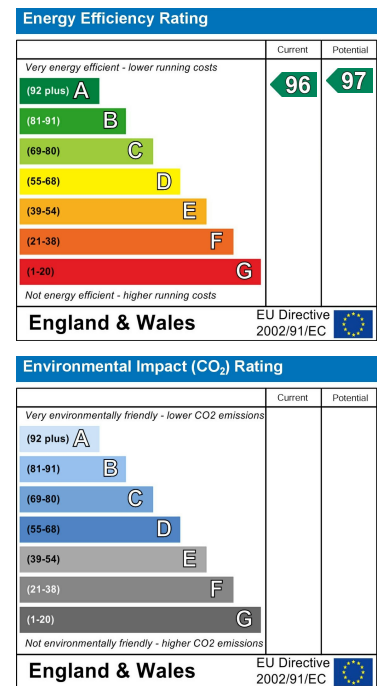
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Tending,  
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