



# RE/MAX

## PROPERTY HUB



**4 St. Georges Avenue, Harwich, CO12 3RR**

**£425,000**

This beautifully presented detached home is located just a short stroll away from the beach/seafront and has been impressively improved by its current owners who have been careful to keep the character and period features including stain glass windows in the impressive entrance hall, cosy log burner and existing fire place.

Other highlights include the stunning kitchen/family room with its high ceilings, separate utility, downstairs WC, lounge, 3 spacious bedrooms, bathroom and separate WC on the first floor, boasting sea views from most rooms

With off road parking and a south facing garden with fully insulated Summer House (power & light connected) viewing is strongly advised to fully appreciate the character of this family home

Located in one of the areas most desirable locations close to the beach, local schooling and other amenities

### Entrance Hall

Stained glass entrance door leading to spacious hallway with Parquet flooring, under stairs storage, ground floor WC leads through to kitchen & utility/home office

### Kitchen Family Room 28'0" x 14'9" (8.55 x 4.52)

Impressive and full of character with high ceilings, log burner & fireplace, exposed brickwork, all integral appliances including wine cooler, at the centre a large island with under storage and seating capacity, with double aspect windows to front and rear and glazed door leading to rear garden

### Lounge 18'3" x 9'4" (5.58 x 2.85)

Bright and airy with exposed brickwork and window to front aspect, glazed double doors at the rear looking out onto garden

### Utility/Home Office 10'10" x 9'0" (3.31 x 2.76)

A versatile room with sink, pantry cupboard and utility cupboard housing washing machine & tumble dryer, window to side aspect and door leading to rear garden

### Ground Floor WC

Conveniently positioned under the stairs comprising low level WC, wash hand basin in vanity and circular obscured window to side aspect

### First Floor Landing

With stained glass window to side aspect, loft access and rooms to all bedrooms, bathroom & separate WC

### Bedroom 1 14'9" x 12'8" (4.51 x 3.88)

Positioned at the front of the home with large bay window offering seaviews

### Bedroom 2 12'11" x 12'0" (3.95 x 3.66)

With built in storage and corner window offering seaviews

### Bedroom 3 11'10" x 7'10" (3.63 x 2.39)

Double aspect windows to both sides and built in eaves storage cupboard, additional storage cupboard housing combi boiler

### Bathroom

Located at the front of the property suite comprising panelled bath with overhead shower, wash hand basin with vanity, heated towel radiator

### Separate WC

Obscured window to side aspect and low level WC

### Summer House 15'1" x 8'5" (4.60 x 2.59)

Fully insulated with power and light connected

### Outside Areas:

The front of the property has mature shrubs and paved driveway offering parking for several cars, with access to the garden on both sides

The rear garden is south facing, fully enclosed and mainly laid to lawn with mature shrubs and borders, a paved patio area perfect for entertaining and a fully insulated summer house with power and light which is designed for all year round use

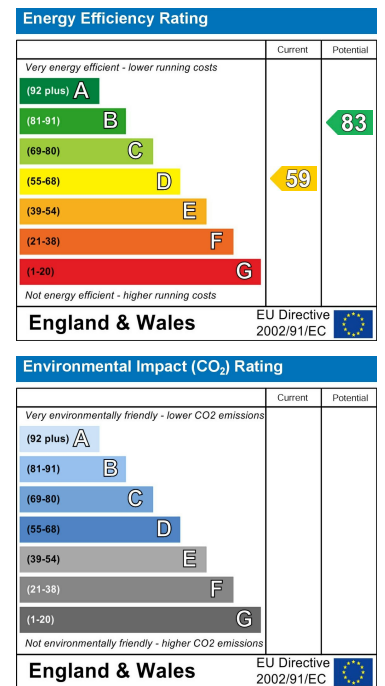
# Floor Plan



# Area Map



# Energy Efficiency Graph



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