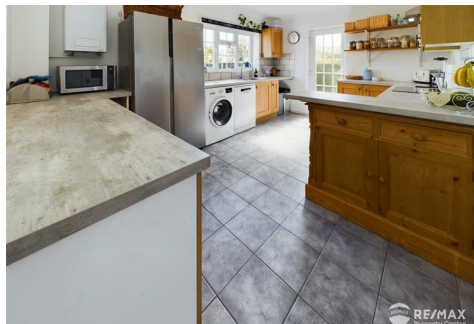




# RE/MAX

## PROPERTY HUB



**6 Whinfield Avenue, Harwich, CO12 3UL**

**£410,000**

Located in a quiet cul-de-sac nearby to the seafront, this extended 4 bedroom home has much to offer including 3 reception rooms, 4 bedrooms, kitchen, lounge, dining room, conservatory, study, ground floor WC, family bathroom plus en-suite, garage and plentiful off road parking as well as a pleasant south facing rear garden

### Entrance Hall

A welcoming entrance with under stairs storage

### Ground Floor WC 8'4" x 3'6" (2.56 x 1.09)

Comprising low level WC, wash hand basin and window to side aspect

### Lounge 16'3" x 11'10" (4.97 x 3.62)

Attractive brick fireplace housing gas fire (not tested by agent) glazed double doors through to dining room and window to front aspect

### Dining Room 11'10" x 10'8" (3.62 x 3.26)

With doors linking to lounge and kitchen, double glazed patio doors leading to conservatory

### Conservatory 11'6" x 10'10" (3.52 x 3.32)

With double glazed french doors leading to the garden, tiled floor

### Kitchen 14'11" x 10'8" (4.56 x 3.26)

Fitted with a range of wall and base units, built in electric oven and induction hob, sink/drain, spaces for washing machine, tumble dryer and dish washer, space for fridge/freezer, with window to rear aspect and side door leading to garden

### Study 9'4" x 8'5" (2.86 x 2.57)

With window to front aspect

### First Floor Landing:

With airing cupboard and loft access (part-boarded)

### Bedroom 1 14'0" x 12'1" (4.29 x 3.69)

Fitted with built in wardrobes offering hanging space and shelving, window to front aspect

### En-Suite Shower Room 6'3" x 5'8" (1.93 x 1.75)

Suite comprising shower cubicle, low level WC, wash hand basin in vanity unit, heated towel rail and extractor fan, part tiled and window to front aspect

### Bedroom 2 13'0" x 10'11" (3.98 x 3.35)

With window to rear aspect

### Bedroom 3 12'10" x 8'5" (3.92 x 2.59)

With window to front aspect

### Bedroom 4 11'4" x 8'5" (3.47 x 2.59)

Offering distant sea views from window to rear aspect

### Family Bathroom 7'0" x 6'6" (2.15 x 1.99)

comprising panelled bath with wall mounted shower, low level WC, pedestal wash hand basin, tiled walls, extraction fan and obscured window to rear aspect

### Outside Areas:

To the front of the property accessed via block paved driveway, a single garage with power and light connected and a personnel door leading to rear garden

The front garden is laid to lawn

The fully enclosed rear garden has a patio area,

lawn, and is south facing

The property also benefits from cavity wall insulation and an electric car charging point

# Floor Plan

**Floor 0**

- Lounge: 16'3" x 11'10" (4.97 x 3.62 m)
- Dining Room: 10'8" x 11'10" (3.26 x 3.62 m)
- Conservatory: 11'6" x 10'10" (3.52 x 3.32 m)
- Kitchen: 10'8" x 14'11" (3.26 x 4.56 m)
- Study: 9'4" x 8'5" (2.86 x 2.57 m)
- WC: 3'6" x 8'4" (1.09 x 2.56 m)
- Hallway: 13'3" x 6'0" (4.06 x 1.84 m)

**Floor 1**

- Bedroom 1: 14'0" x 12'1" (4.29 x 3.69 m)
- Bedroom 2: 13'0" x 10'11" (3.98 x 3.35 m)
- Bedroom 3: 12'10" x 8'6" (3.92 x 2.59 m)
- Bedroom 4: 11'4" x 8'6" (3.47 x 2.59 m)
- En-Suite: 5'8" x 6'4" (1.75 x 1.93 m)
- Bathroom: 6'8" x 7'0" (1.99 x 2.15 m)
- Landing: 6'2" x 9'4" (1.88 x 2.85 m)

**RE/MAX**  
Property Centre

Approximate total area<sup>(1)</sup>

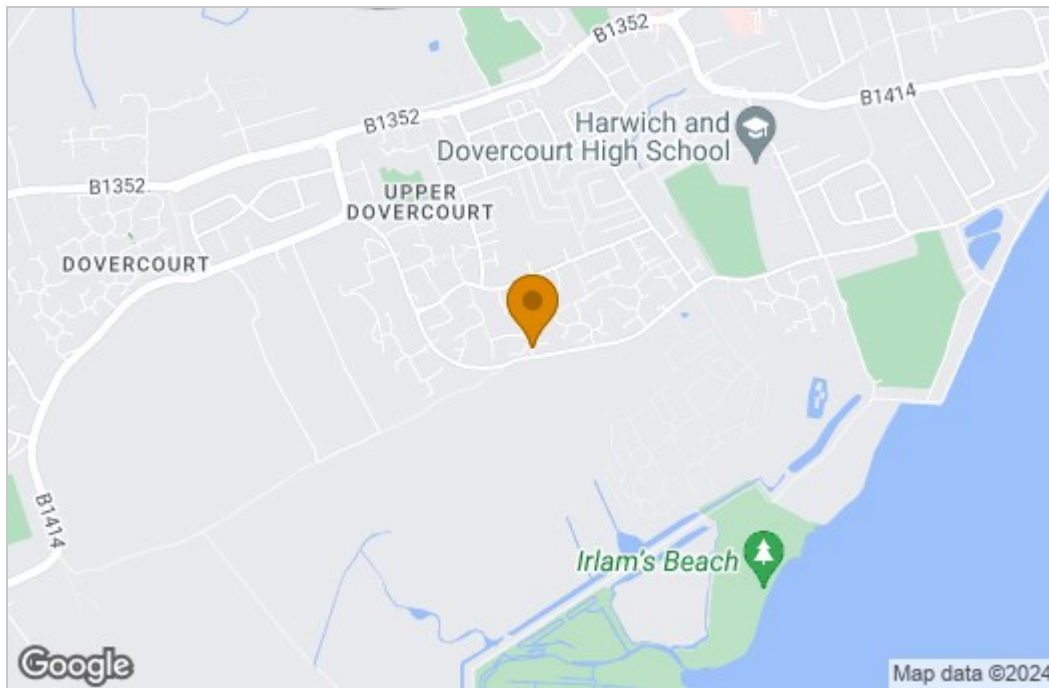
1490.85 ft<sup>2</sup>  
138.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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