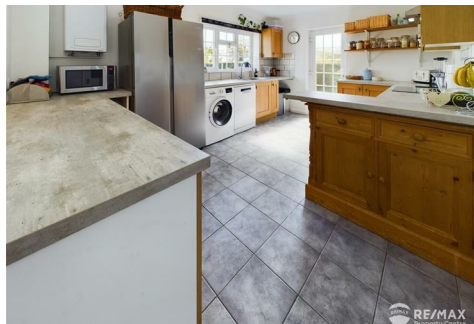




RE/MAX

PROPERTY HUB



6 Whinfield Avenue, Harwich, CO12 3UL

Price £400,000

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,

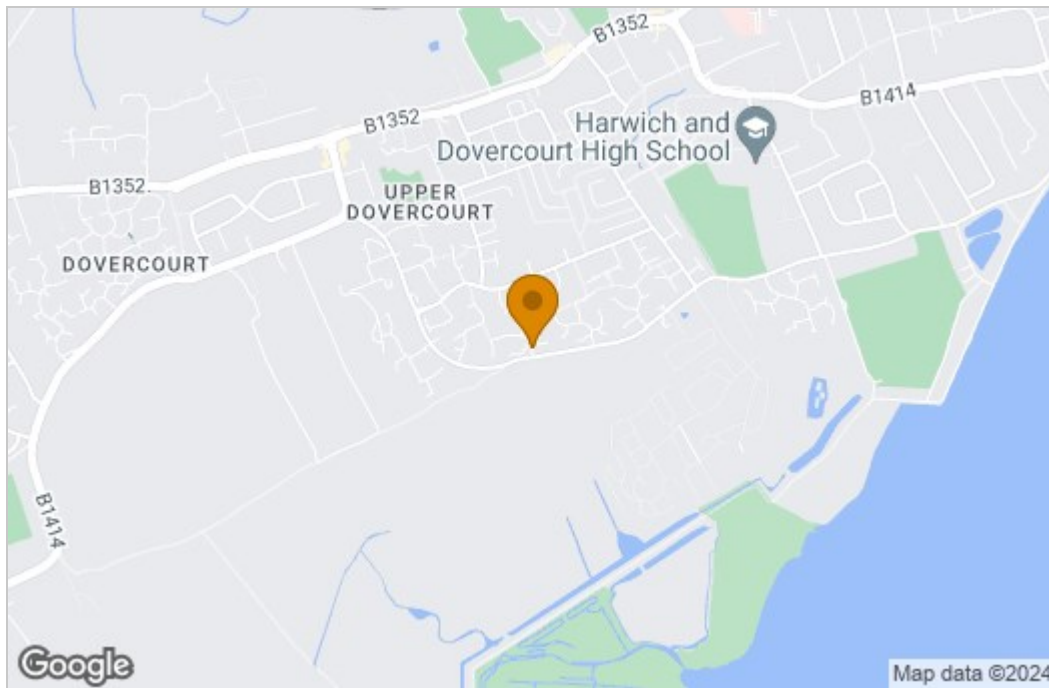
lawn, and is south facing

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

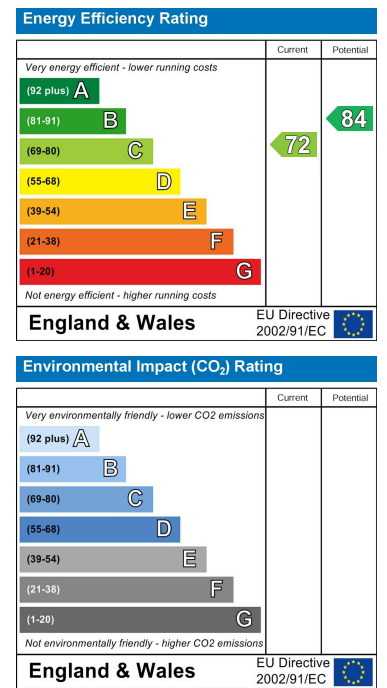
Floor Plan



Area Map



Energy Efficiency Graph



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