



RE/MAX

PROPERTY HUB



8 Parade Drive, Dovercourt, CO12 5FB
Price £325,000

Located in a popular area and nestled in a quiet corner, this detached 4 bedroom family home has so much to offer, including a newly re-furbished bathroom, conservatory with Warm Guardian Roof so it can be enjoyed all year round, 20ft lounge, dining room or study, ground floor WC, generous kitchen, 4 well sized bedrooms with en-suite to master, fully enclosed rear garden plus garage and driveway. Well presented throughout, an early viewing is advised!

Entrance Hall

A welcoming entrance with understairs storage

Lounge 20'2" x 10'9" (6.15 x 3.30)

With feature fireplace and surround, window to front aspect and double doors leading through to the conservatory

Dining Room/Study 10'2" x 8'11" (3.12 x 2.72)

Could be used as a dining room or study, with window to front aspect

Kitchen 13'3" x 10'9" (4.04 x 3.28)

Fitted with a range of matching wall and base units, stainless steel sink/drain, integrated electric oven, gas hob with extractor hood, integrated dishwasher, fridge/freezer, cupboard housing boiler. window to rear aspect and door leading to rear garden

Ground Floor WC 6'9" x 3'8" (2.08 x 1.14)

Suite comprising low level WC, pedestal basin, obscured window to rear aspect

Conservatory 13'1" x 9'7" (3.99 x 2.94)

Bright and airy, this conservatory has a Warm Guardian Solid Roof with skylights so can be enjoyed all year round as well as underfloor heating, with door leading to rear garden and double doors leading through to the lounge

First Floor Landing:

Large airing cupboard, loft access hatch and doors to all 4 bedrooms & Bathroom

Bedroom 1 11'5" x 10'2" (3.48 x 3.10)

With fitted triple wardrobes, window to front aspect, door to en-suite shower room

en-suite Shower Room 5'5" x 4'11" (1.67 x 1.51)

Currently with enclosed shower cubicle, low level WC, wash hand basin set in attractive tiled area, obscured window to front aspect. there is scope to knock through to the opposing airing cupboard to extend if desired....

Bedroom 2 10'6" x 10'3" (3.22 x 3.13)

With triple fitted wardrobes and window to front aspect

Bedroom 3 9'8" x 8'11" (2.97 x 2.72)

With window to rear aspect

Bedroom 4 11'5" x 6'7" (3.48 x 2.03)

With window to rear aspect

Family Bathroom 7'5" x 6'0" (2.28 x 1.83)

Recently refurbished suite comprising low level WC, 'P' bath with overhead rain shower, wash basin in vanity unit, modern tiling and obscured window to rear aspect

Outside Areas:

The front of the property benefits from single garage with power & light connected, driveway with off road

parking, lawned area and footpath to front door

The fully enclosed rear garden is mainly laid to lawn, with established bushes and shrubs, patio area, vegetable patch, 2 wooden storage sheds - one with power and light connected, recently erected new wooden fence to the boundary, side access available to the front of the property

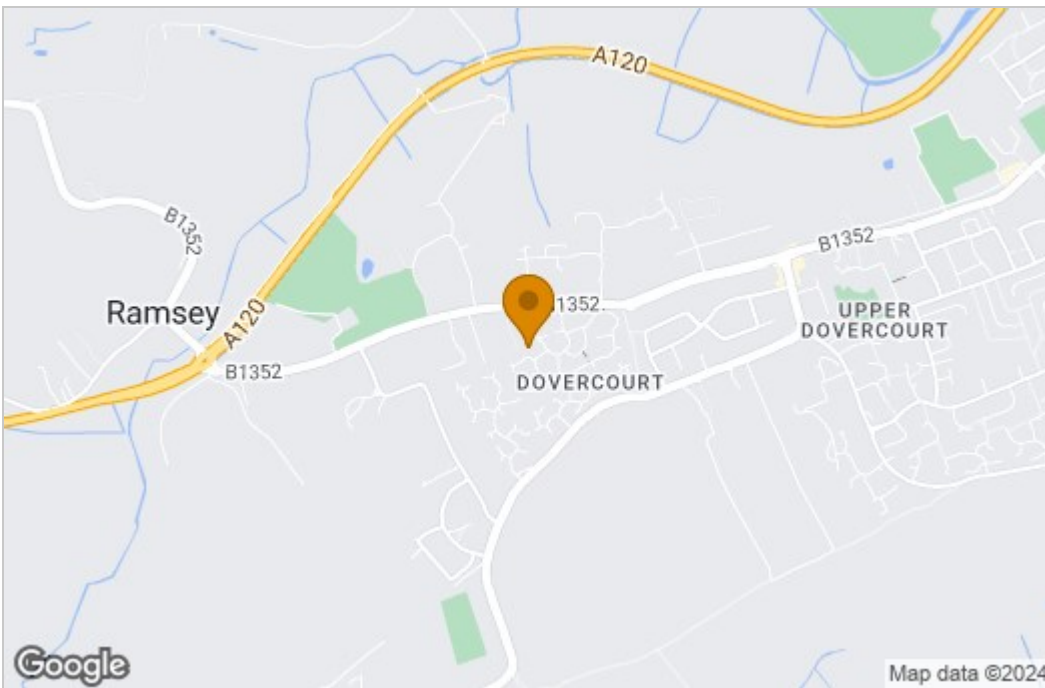
Agents note:

The current owners have replaced the gravity fed hot water system for an unvented cylinder, ensuring adequate water pressure to all outlets and doing away with the water tank, freeing up the airing cupboard space

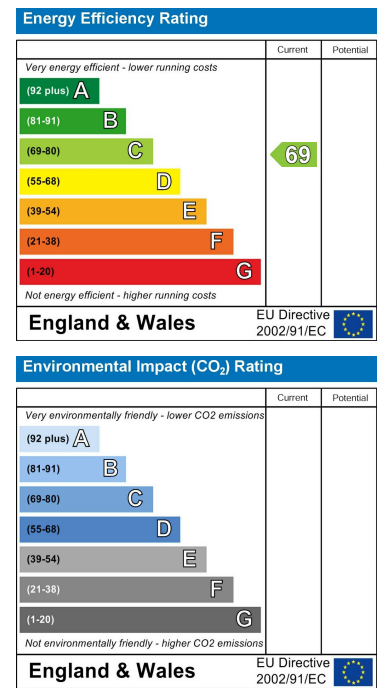
Floor Plan



Area Map



Energy Efficiency Graph



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