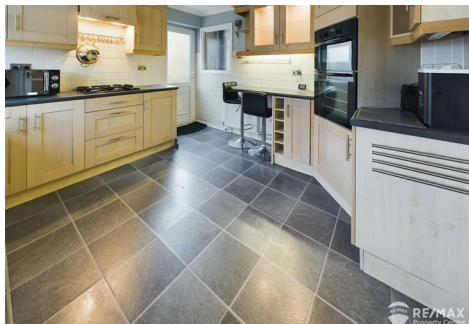




RE/MAX

PROPERTY HUB



39 Larksfield Crescent, Harwich, CO12 4BL

Price £350,000

Available with NO ONWARD CHAIN, this well presented detached home in a popular residential area has 4 bedrooms, kitchen/breakfast room, spacious lounge/diner, ground floor WC, entrance porch, bathroom, pleasant front and rear gardens with detached garage and driveway offering off-road parking

Gas Central Heating - 6/9 months old

EPC: C

Council Tax Band: D

Entrance Porch 7'2" x 4'0" (2.20 x 1.24)

With opaque window to front aspect, UPVC entrance door leading to inner door

Entrance Hall

With understairs storage cupboard, ground floor WC, doors to kitchen and lounge/diner, stairs to first floor

Kitchen/Breakfast Room 11'6" x 11'3" (3.51 x 3.45)

Fitted with a range of wall and base units, breakfast bar, built in oven, gas hob with extractor hood, one and a half bowl stainless steel sink/drain, integrated dishwasher, built in wine rack, space and plumbing for washing machine, window to front aspect and door to side

Lounge/Diner 19'1" x 18'4" (5.83 x 5.60)

With feature fireplace housing electric fire (not tested by agent), windows and French doors overlooking rear garden

Ground Floor WC 6'4" x 2'9" (1.95 x 0.86)

With low level WC, wash basin in vanity unit with storage, window to side aspect

First Floor Landing

Doors to all 4 bedrooms and bathroom, window to side aspect, airing cupboard

Bedroom 1 12'7" x 10'2" (3.84 x 3.12)

With window to rear aspect

Bedroom 2 11'8" x 6'9" (3.58 x 2.08)

Window to front aspect, built in wardrobe

Bedroom 3 9'8" x 7'11" (2.96 x 2.43)

Window to rear aspect

Bedroom 4 11'8" x 6'3" (3.57 x 1.93)

Window to side aspect

Family Bathroom 6'9" x 5'11" (2.08 x 1.81)

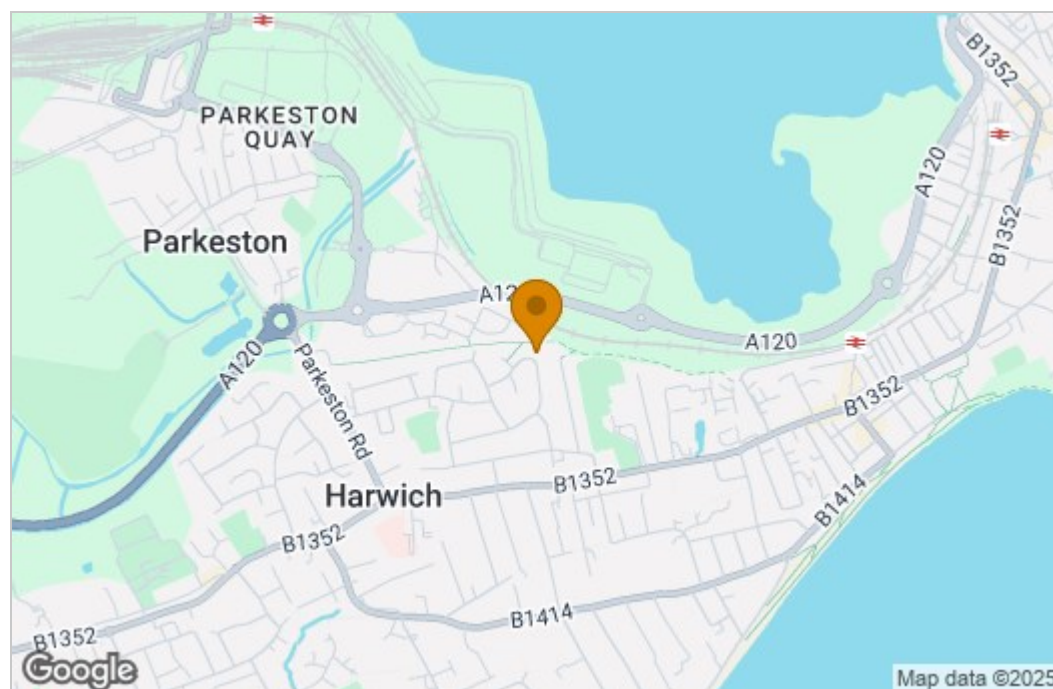
Suite comprising:- panelled bath with shower attachment, low level WC, wash basin in vanity unit with drawers and storage, opaque window to front aspect, heated towel radiator

Outside Areas:

The front of the property is mainly laid to lawn with mature shrubbery and decorative slate, driveway offering ample parking leading to a detached single garage with power & light connected side access to rear garden

The rear garden is private and fully enclosed, with 2 paved patio areas, outside tap, mature trees and shrubs, wooden storage shed

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			87 69
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tending,
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