



RE/MAX

PROPERTY HUB



4 Kingfisher Drive, Harwich, CO12 4WE

Price £300,000

This home has been enjoyed by the current owners since built 25 years ago! with 3 bedrooms (en-suite to master) open plan kitchen/diner, lounge, conservatory, ground floor WC, bathroom, garage and driveway and a south-west facing garden, being sold in excellent decorative condition with NO ONWARD CHAIN

Heating: Gas Central Heating

Council Tax Band: C

Awaiting EPC

Entrance Hall

Composite Entrance door, internal door to lounge, ground floor WC and stairs to first floor

Lounge Area 16'7" x 12'5" (5.08 x 3.80)

Bay window to front aspect, fireplace housing electric fire, opening through to kitchen/diner

Kitchen/Diner 15'5" x 11'4" (4.72 x 3.47)

Fitted with a range of modern wall and base units, wooden oak worktops, breakfast bar with under counter storage, built in electric oven, gas hob, extractor hood, integral dishwasher, integral fridge, wine cooler, storage cupboard, window to rear aspect, door leading to utility/garage, french doors to conservatory

Utility Area/Garage 17'9" x 8'11" (5.43 x 2.72)

The garage is accessed internally from the kitchen and has been utilised as a utility area to one half with spaces and plumbing for fridge/freezer, washing machine and tumble dryer, with loft space above

Conservatory 11'4" x 7'6" (3.46 x 2.30)

Fully glazed to 3 sides with french doors leading to garden and electric underfloor heating

Ground Floor WC

Low level WC, pedestal wash basin, complimentary tiling and opaque window to front aspect

First Floor Landing

With attractive glass balustrade, doors to all 3 bedrooms and bathroom

Bedroom 1 12'1" x 8'5" (3.70 x 2.59)

Window to rear aspect boasting distant sea views!

en-suite

Suite comprising shower cubicle, low level WC, wash basin in vanity, heated towel rail, opaque window to front aspect

Bedroom 2 11'3" x 8'10" (3.44 x 2.71)

With window to front aspect

Bedroom 3 8'7" x 6'10" (2.63 x 2.10)

With window to rear aspect

Bathroom 6'3" x 6'2" (1.91 x 1.88)

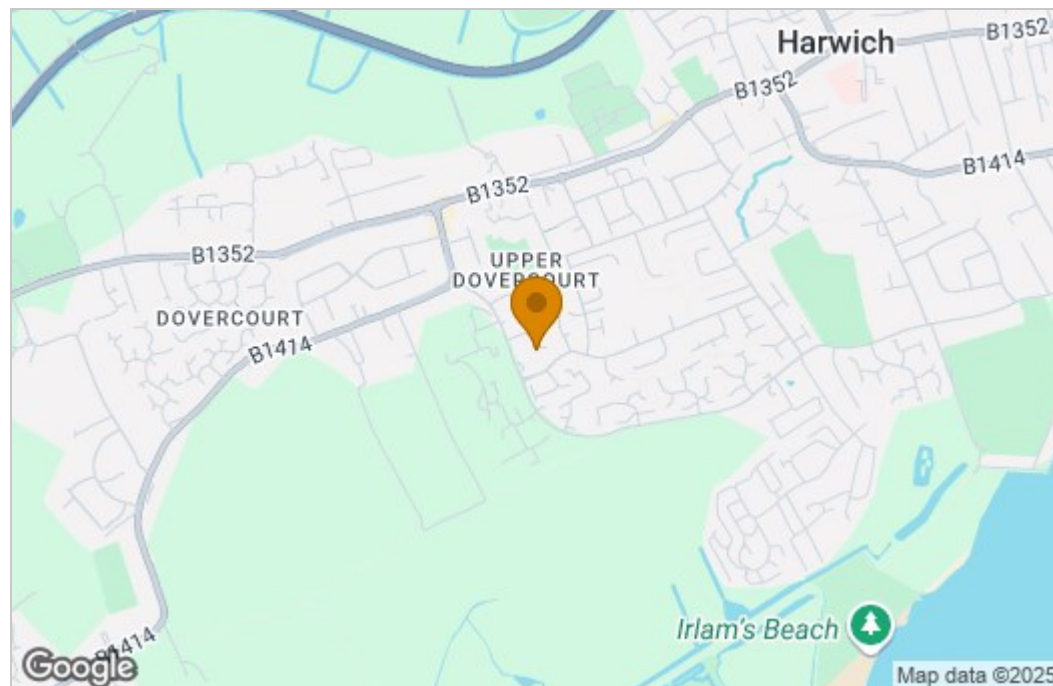
Suite comprising panelled 'P' bath with wall mounted shower, wash basin with vanity storage under, low level WC, heated towel radiator, opaque window to front aspect

Outside Areas:

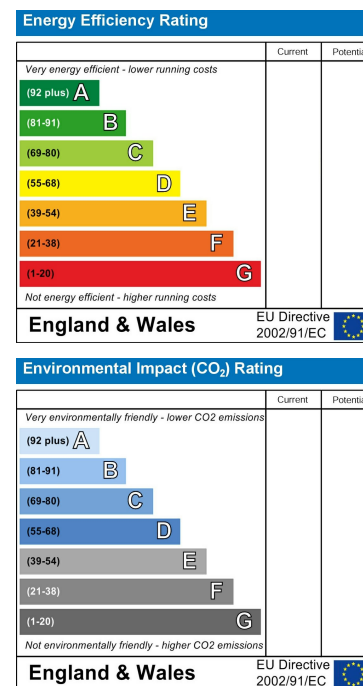
The front of the property is laid to lawn with a path to entrance door, single garage and driveway offering off road parking

The fully enclosed established rear garden is South-West facing and offers a raised decked area perfect for entertaining, lawn, mature bushes and shrubs, wooden garden shed

Area Map



Energy Efficiency Graph



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