



# RE/MAX

## PROPERTY HUB



**40 Mayes Lane, Harwich, CO12 5EJ**

**Price £365,000**

A Detached Chalet style home in a sought after village location, offering versatile living space with 3/4 bedrooms, spacious kitchen/diner, lounge, dining room, GF bedroom, GF bathroom, upstairs shower room, a generous rear garden approx. 140ft to enjoy and ample off road parking plus a detached garage to the front and side of the property.

New windows and doors recently added to the front, new combi boiler, new fuse board and partial re-wiring.

Note: The current owners have recently obtained planning consent for a possible double storey extension incorporating the addition of downstairs living space and creation of a new master bedroom suite, en-suite + dressing room plus upstairs bathroom, further details available on viewing, please ask agent

### Entrance Hall

a spacious entrance to the home filled with natural light, doors to all downstairs rooms and stairs to first floor

### Lounge 14'10" x 11'4" (4.54 x 3.46)

With window to rear aspect overlooking garden, fireplace housing log burner (not tested by agent)

### Kitchen/Diner 15'2" x 9'5" (4.63 x 2.88)

Fitted with a range of wall and base units, one and a half sink basin with mixer tap and drainer, eye level double oven, plumbing and spaces for washing machine and fridge/freezer, integrated dishwasher, 2 larger cupboards, one housing combi boiler (newly fitted), with window to rear aspect overlooking the garden

### GF Bedroom 11'10" x 9'11" (3.62 x 3.03)

With window to front aspect

### Dining Room 10'9" x 7'7" (3.30 x 2.33)

With window to front aspect

### GF Bathroom 7'10" x 4'7" (2.40 x 1.42)

suite comprising panelled bath, low level WC, wash basin in vanity unit, heated towel rail and opaque window to side aspect

### First Floor Accommodation:

#### Bedroom 1 16'9" x 11'11" (5.11 x 3.64)

Large double room with window to rear aspect

#### Bedroom 2 13'8" x 9'10" (4.18 x 3.00)

Large double room with window to front aspect and built in storage

#### Study/Dressing Room 7'10" x 6'3" (2.41 x 1.91)

With skylight

#### Shower Room 7'4" x 6'1" (2.26 x 1.86)

Suite comprising shower cubicle, wash basin in vanity unit, low level WC, skylight

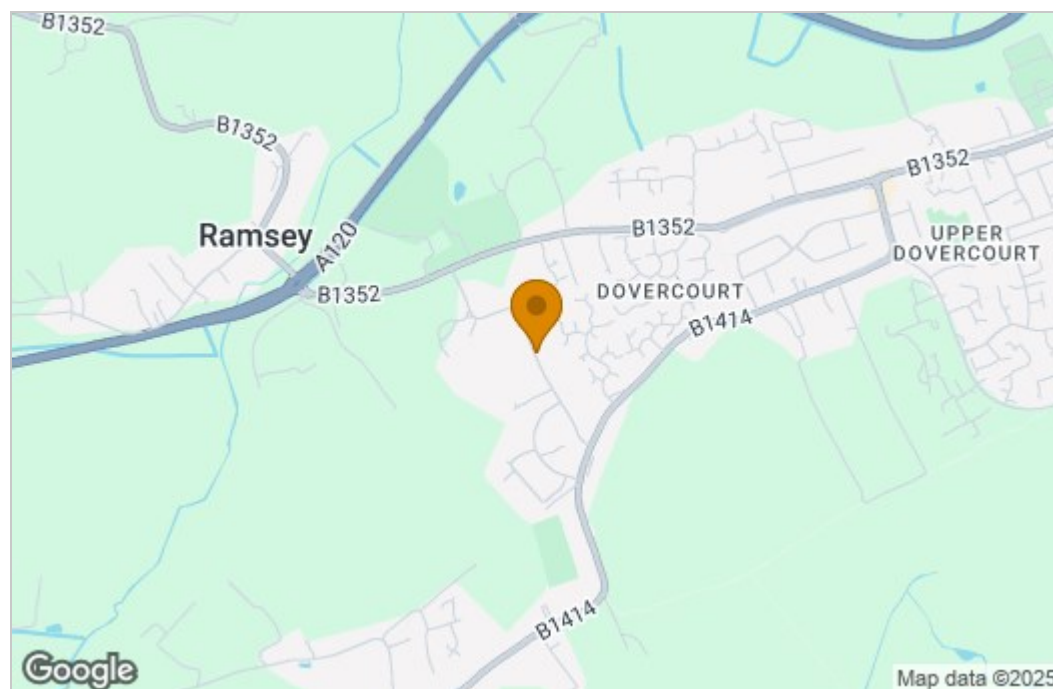
### Outside Areas:

The property is approached by a gate to the front with access to a large paved and shingle driveway allowing off road parking for multiple vehicles, side access to the detached garage/workshop (power & light connected)

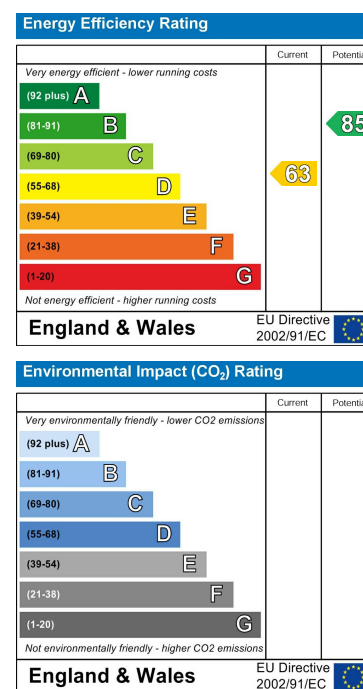
The generous rear garden approx. 140ft is mainly laid to lawn, fully enclosed with 2 paved patio areas to enjoy, raised beds and established trees and shrubs



## Area Map



### Energy Efficiency Graph



Tending,  
Tel: +44 (0) 7972 190376 Email: [mel.clarke@remax.uk](mailto:mel.clarke@remax.uk) <https://remax.uk/associates/MelClarke>