









29 Warham Road, Harwich, CO12 4UQ
Price £340,000

Detached family home in a sought after area, offering 4 great size bedrooms, entrance porch, kitchen + separate utility room, spacious lounge/diner with access to rear garden, ground floor WC, family bathroom, a large block paved driveway allowing off road parking for many vehicles, single garage and a rear garden with distant seaviews

Being sold with NO ONWARD CHAIN

#### **Entrance Porch**

#### **Entrance Hall**

Spacious entrance hall with under stairs storage and space, stairs to first floor and doors through to lounge/diner, kitchen, Utility and GF WC

#### **GF Cloakroom**

Low level WC, wash basin in vanity unit and opaque window to side aspect

# Kitchen 11'4" x 9'4" (3.47 x 2.87)

Fitted with a modern range of Shaker style base and wall units, stainless steel sink/drainer, built in electric cooker and gas hob, extractor hood, integrated dishwasher, space for fridge/freezer, window to rear aspect and side door allowing access to rear garden

# Utility Room 7'6" x 7'4" (2.30 x 2.25)

Fitted with a modern range of wall and base units, oak style worktops, inset sink with mixer tap, built in wine rack and space and plumbing for washing machine and space for fridge/freezer

# Lounge/Diner 19'6" x 10'11" (5.96 x 3.33)

Spacious 'L' shape room with windows to front and rear aspects, sliding UPVC double glazed doors allowing access to rear garden and decked area

# First Floor Landing

With access to all 4 bedrooms and family bathroom, large storage cupboard, loft access hatch (fully boarded with loft ladder)

#### Bedroom 1 12'2" x 10'3" (3.71 x 3.14)

With window to front aspect and built in storage cupboard

### Bedroom 2 10'3" x 8'7" (3.13 x 2.64)

With window to front aspect and built in wardrobes/shelving across one whole wall

# Bedroom 3 10'0" x 9'0" (3.06 x 2.75)

With window to rear aspect

#### Bedroom 4 9'0" x 7'0" (2.75 x 2.14)

Window to rear aspect and built in storage cupboard

#### Family Bathroom 7'1" x 5'6" (2.17 x 1.68)

Suite comprising:- panelled bath with wall mounted electric shower and screen, low level WC, pedestal wash basin, opaque window to rear aspect

#### **Outside Areas:**

The front of the property enjoys a large block paved driveway allowing off road parking for multiple vehicles, single garage, gated side access

The rear garden is mainly laid to lawn with a raised decked area perfect for entertaining! a second block paved area to the side with wooden storage shed and gate allowing access to the front of the home

# Floor Plan



# Area Map

#### A120 B1352 Harwich (92 plus) A B1352 В 82 68 B1414 B1352 B1352 UPPER Not energy efficient - higher running costs DOVERCOL **England & Wales** EU Directive 2002/91/EC DOVERCOURT B1414 Environmental Impact (CO<sub>2</sub>) Rating (92 plus) 🔼 (81-91) B (39-54) Irlam's Beach 🚨 **England & Wales** Map data @2025

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### Tendring,

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