



# RE/MAX

## PROPERTY HUB



## 47 Norway Crescent, Harwich, CO12 4LD

### Price £390,000

This Detached split level family home in a peaceful setting, is set back from the road and accessed by a generous driveway, offering views across the greensward areas both in front and adjacent to the property! With 4/5 bedrooms, kitchen, breakfast room, utility/laundry room, GF shower room plus upstairs bathroom, lounge, attractive rear gardens, garage and off road parking for multiple vehicles

This unique home is perfect for a larger family with versatile living accommodation and ample parking

Being sold with NO ONWARD CHAIN

Awaiting EPC  
Council Tax Band: C  
Heating: Gas Central Heating  
Double Glazing Throughout

### Entrance Hall

A spacious hallway with underfloor heating, window to front aspect, large built in storage cupboard, doors to reception room/bedroom and stable door to breakfast room, wooden open tread stairs to first floor

### Reception Room/Bedroom 13'10" x 11'3" (4.24 x 3.45)

With window to front aspect and large walk in storage cupboard housing boiler, small corner cupboard housing fuse board

### Breakfast Room 18'7" x 7'9" (5.68 x 2.37)

With high ceiling and windows to side and rear aspects, opens into kitchen area

### Kitchen 11'6" x 8'3" (3.53 x 2.54)

Fitted with a modern range of wall and base units, granite worktops, complimentary wall tiling, one and a half bowl stainless steel sink and drainer, Range style cooker and hob, extractor hood, Integrated American style fridge/freezer, integrated dishwasher, underfloor heating, 2 windows to rear aspect and openings through to utility room and breakfast room

### Utility/Laundry Room 11'6" x 5'8" (3.52 x 1.73)

Fitted with a range of matching wall and base units, housing washing machine and tumble dryer, granite worktop and complimentary tiling, leads through to lobby area and GF shower room, UPVC opaque glazed door leading to rear garden (side access)

### GF Shower Room 8'0" x 3'11" (2.46 x 1.21)

Fully tiled with walk in shower, wash basin, low level WC, wall mounted towel radiator and opaque window to side aspect

### First Floor Accommodation:

#### Lounge 20'7" x 17'5" (6.28 x 5.31)

Wooden gallery style balustrade, large bayed window to front aspect, access to bedroom 4 and half staircase to first floor landing

#### Bedroom 4 8'6" x 7'8" (2.60 x 2.34)

With window to side aspect and loft access hatch

### First Floor Landing:

Access to bedrooms 1-3 and family bathroom, airing cupboard

#### Bedroom 1 11'6" x 11'1" (3.52 x 3.38)

With built in double wardrobes and window to rear aspect

#### Bedroom 2 11'0" x 8'9" (3.37 x 2.68)

With window to rear aspect

#### Bedroom 3 8'7" x 8'1" (2.62 x 2.47)

With built in single wardrobe and over bed storage cupboards, window to side aspect and loft access hatch

### Family Bathroom 8'0" x 5'8" (2.46 x 1.74)

Suite comprising sit in shower bath, wall mounted shower, glass screen, low level WC, sink in vanity unit, wall mounted heated towel radiator and opaque window to side aspect

### Outside Areas:

The property is approached by a generous driveway allowing ample parking for multiple vehicles, the frontage is enclosed by wooden fencing, side access gate to rear of the home, a single garage/workshop with personnel door (power & light connected)

The side is block paved and provides access to the front and rear

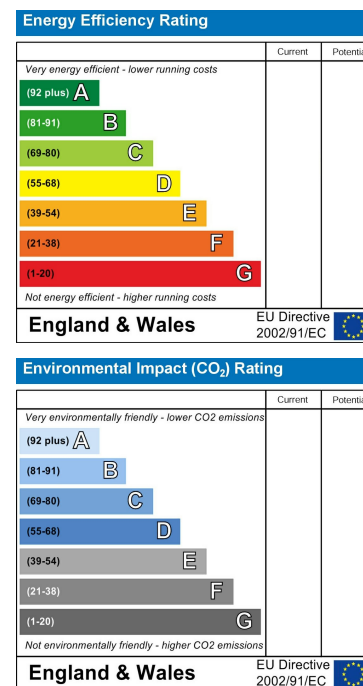
To the rear an attractive tiered garden with the bottom level laid with artificial grass with wooden storage shed, the elevated levels are accessed via steps and mainly laid to lawn with mature bushes and hedging, a further wooden storage shed and water butt



## Area Map



### Energy Efficiency Graph



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