



RE/MAX

PROPERTY HUB



11 Kingfisher Drive, Harwich, CO12 4WE
Offers in the region of £270,000

Located in a sought after cul-de-sac close to the beach and seafront, this 3 bedroom family home is available now with no onward chain! with lounge, dining room, spacious kitchen, GF WC, bathroom plus en-suite and a great size rear garden, with a driveway for off road parking and a garage, early viewings are advised!

Entrance Hall

Part glazed entrance door, door to ground floor WC, and door leading through to lounge

GF WC

With low level WC, pedestal wash basin and opaque window to front aspect

Lounge 13'4" x 10'11" (4.07 x 3.35)

With fireplace surround housing gas fire (not tested by agent), large storage cupboard, opening through to dining room, door to kitchen, stairs to first floor and window to front aspect

Dining Room 9'1" x 7'9" (2.79 x 2.37)

With Double glazed French doors leading to rear garden

Kitchen 11'9" x 9'2" (3.59 x 2.81)

Fitted with a matching range of wall and base units, built in cooker, gas hob, extractor hood, ceramic sink and drainer, spaces for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, complimentary wall tiling, window to rear aspect and back door to rear garden

First Floor Landing

Gallery style landing with doors to all 3 bedrooms and bathroom, loft access hatch

Bedroom 1 10'7" x 9'4" (3.25 x 2.87)

With 2 double fitted wardrobes, window to rear aspect and door to en-suite

En-Suite Shower Room 7'10" x 4'4" (2.40 x 1.34)

Suite comprising shower cubicle, sink in vanity unit, low level WC, heated towel radiator, complimentary wall tiling

Bedroom 2 10'0" x 8'9" (3.07 x 2.68)

With window to front aspect

Bedroom 3 9'1" x 7'4" (2.78 x 2.26)

With window to front aspect

Bathroom 6'10" x 3'5" (2.09 x 1.05)

Suite comprising panelled bath, wall mounted shower, low level WC, wash basin with built in storage and shelving, complimentary wall tiling and opaque window to rear aspect

Outside Areas:

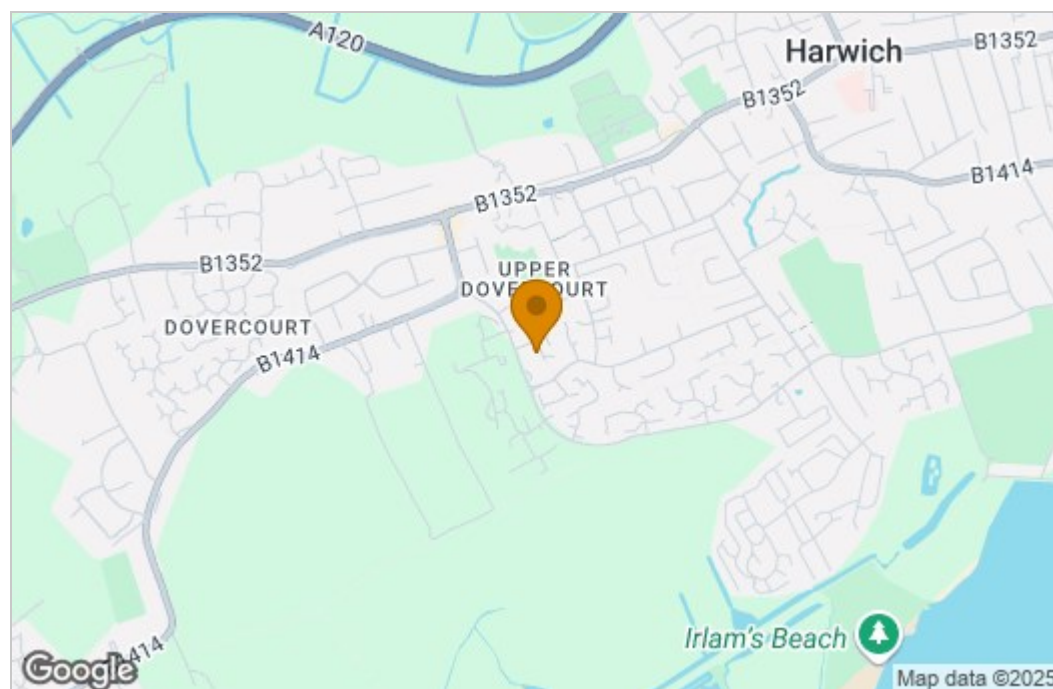
To the front of the property a driveway offering off road parking, the remainder is laid to shingle but could be used as additional parking, single integral garage with power and light connected

The good size rear garden offers a paved patio area for entertaining, the remainder is laid to lawn with decorative borders to each side, outside tap, wooden storage shed to remain

Floor Plan



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			
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	

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