



# RE/MAX

## PROPERTY HUB



**20 Stour Close, Harwich, CO12 4TL**

**Price £450,000**

Set over 3 floors and with over 1,500 sq.ft of living accommodation this home is just perfect for the larger family, with 5 double bedrooms, 4 bathrooms, 2 reception rooms, spacious kitchen/diner, utility, a landscaped rear garden (which is not overlooked), double length garage plus a driveway for off road parking on offer

Formerly the show home on this peaceful cul-de-sac development with easy access to the A120 and transport links

### Entrance Hall

Stairs to first floor, doors to lounge, reception room 2, GF WC, kitchen

### GF WC 6'2" x 3'11" (1.89 x 1.21)

Suite comprising:- low level WC, pedestal wash basin, half tiled walls and opaque window to front aspect

### Lounge 15'2" x 14'9" (4.64 x 4.52)

With feature fireplace housing flame effect gas fire, 2 windows both to front aspect

### Reception Room 2 10'9" x 10'0" (3.29 x 3.06)

With UPVC French doors leading out to the rear garden

### Kitchen/Diner 13'2" x 13'2" (4.03 x 4.03)

Fitted with a range of modern wall and base units, one and a half bowl ceramic sink & drainer, complimentary tiled splash backs, double electric oven, cooker hood with lighting, 8 ring gas hob, integrated fridge/freezer, integrated dishwasher, built in wine rack, cupboard pelmet with built in lighting, under stairs storage cupboard, door leading to utility area and window to rear aspect

### Utility Room 5'11" x 5'7" (1.82 x 1.72)

Fitted with base units and drawers, under counter space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer, door leading to rear garden

### First Floor Landing

Doors to bedrooms 2, 3 & 5, family bathroom and stairs to 2nd floor, window to rear aspect

### Bedroom 2 15'0" x 10'9" (4.59 x 3.28)

Fitted with a modern range of fitted wardrobes, 3 windows to front aspect with estuary views

### En-Suite 5'4" x 5'1" (1.65 x 1.55)

Suite comprising:- low level WC, shower cubicle, pedestal wash basin, fully tiled walls and extractor

### Bedroom 3 10'1" x 10'0" (3.08 x 3.07)

Fitted with a modern range of built in wardrobes, window to rear aspect

### En-Suite 10'0" x 4'9" (3.06 x 1.45)

Suite comprising:- low level WC, tiled shower cubicle, pedestal wash basin, fully tiled walls and extractor, opaque window to front aspect

### Bedroom 5 10'6" x 9'4" (3.21 x 2.87)

With window to rear aspect

### Family Bathroom 7'10" x 5'4" (2.40 x 1.64)

Suite comprising:- panelled bath with mixer taps and shower attachment, low level WC, pedestal wash basin, fully tiled walls and extractor, opaque window to side aspect

### Second Floor Landing

With Velux window to rear aspect and doors to master bedroom and bedroom 5

### Master Bedroom Suite 12'5" x 11'3" (3.79 x 3.44)

Incorporating a separate dressing area (6'2" x 5'2"), with fitted wardrobes, Velux window to rear aspect and door leading to:-

### En-Suite 11'3" x 5'11" (3.45 x 1.81)

Suite comprising:- panelled bath with mixer taps and shower attachment, low level WC, pedestal wash basin, fully tiled walls and extractor, opaque window to front aspect

### Bedroom 4 11'3" x 10'0" (3.43 x 3.07)

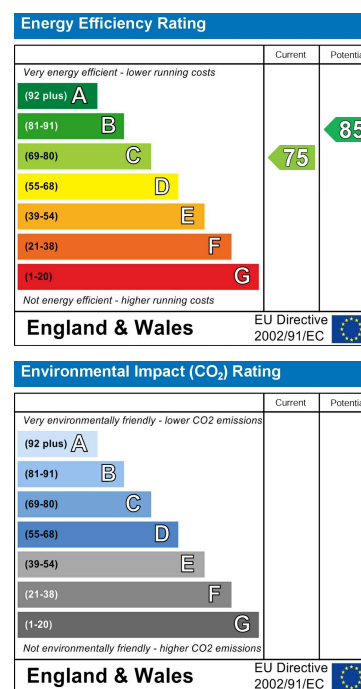
With Velux window to rear aspect, window to front aspect offering estuary views, loft access hatch

### Outside Areas:

To the front of the property a driveway with tandem parking for 2-3 vehicles, a double length garage with power and light, electric roller door, eaves storage and personnel door leading to the rear garden

The charming landscaped rear garden is un-overlooked and private, mainly laid to lawn with established shrubs, trees and bushes, fully enclosed by fencing with gated side access, a paved patio area for entertaining, outside tap and lighting

## Area Map



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