



# RE/MAX

## PROPERTY HUB



### 10 Brussels Close, Harwich, CO12 3SF

#### Guide price £330,000

**\*\* Guide Price £330,000 - £340,000 \*\*** Located just a short stroll from the beach, seafront, and local schools in a popular residential area, this detached family home sits on a generous corner plot and offers versatile living for modern family life.

The accommodation includes four bedrooms, with an en-suite to the master, a kitchen/breakfast room, lounge, dining room, ground floor WC, and a family bathroom. Outside, the property enjoys south-west facing gardens to the front, side, and rear, providing plenty of space for outdoor living and entertaining.

Additional benefits include a double-width driveway, garage, and potential for extra parking to the side, subject to planning permission. Offered with No Onward Chain, this is an excellent opportunity to secure a well-located family home in a highly sought-after area.

### Entrance Hall

With doors to lounge, kitchen and GF WC, stairs to first floor

### Ground Floor WC 4'7" x 3'2" (1.40 x 0.99)

With low level WC, wall mounted wash basin, fully tiled floor and walls, opaque window to front aspect

### Lounge 16'4" x 10'1" (5.00 x 3.09)

With feature fireplace housing gas fire (not tested by agent), window to front aspect and French doors leading through to dining room

### Dining Room 9'9" x 9'4" (2.99 x 2.87)

With sliding patio doors to rear garden and opening through to kitchen/breakfast room

### Kitchen/Breakfast Room 16'0" x 6'9" (4.89 x 2.06)

Fitted with a matching range of wall and base units, built in eye level gas double oven, gas hob and extraction fan, one and a half bowl stainless steel sink and drainer, space for fridge & freezer, space for washing machine, ample worktops and an 'L' shaped breakfast bar, complimentary wall tiling, window to rear aspect, personnel door to garage and back door leading to rear garden

### First Floor Landing

With doors to all 4 bedrooms and family bathroom, airing cupboard housing gas boiler

### Master Bedroom 12'0" x 10'2" (3.67 x 3.12)

With 2 double fitted wardrobes, window to front aspect and door leading to en-suite shower room

### En-Suite Shower Room 8'9" x 3'9" (2.68 x 1.16)

A great size en-suite with built in shower cubicle, pedestal wash basin, low level WC, shaver point and opaque window to front aspect

### Bedroom 2 10'0" x 8'2" (3.06 x 2.49)

With triple fitted wardrobes, loft access hatch and window to rear aspect

### Bedroom 3 8'10" x 8'1" (2.70 x 2.47)

With built in storage cupboard and window to front aspect

### Bedroom 4 8'8" x 8'0" (2.65 x 2.46)

With window to rear aspect

### Bathroom 6'9" x 5'6" (2.06 x 1.70)

Suite comprising panelled bath with wall mounted shower and screen, pedestal wash basin, low level WC, shaver point, fully tiled walls and opaque window to rear aspect

### Outside Areas:

The front garden is low maintenance and benefits from a double width driveway and garage (power & light connected)

The side garden is currently laid to lawn but could provide additional parking (STP)

The South West facing rear garden commences with a block paved patio area complete with electric awning, the remainder is laid to lawn with mature borders, storage shed plus summer house to remain, outside tap and side gated access

### Other Details:

Council Tax Band: D

EPC: Awaiting

Heating: Combination Boiler - approx 5 years old

Age of Property: 27 years

Walls and loft fully insulated





## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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