



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

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	
England & Wales			

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

Tending,
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