



RE/MAX PROPERTY HUB



32 The Haven, Harwich, CO12 4LA Guide price £250,000

GUIDE PRICE: £250,000 - £260,000 This well-presented three-bedroom semi-detached home offers generous living space set across three floors. The property features a spacious kitchen/diner with French doors opening onto the patio and garden area, a bright living room with electric fireplace, three double bedrooms, a modern family bathroom and a versatile study/office space.

The property has been carefully maintained, benefitting from double glazed windows, a recently installed combi boiler, and new guttering. Outside, the south-facing garden offers a generous space complete with two brick-built storage outbuildings, a summer house, and a detached single garage with vehicle inspection pit. Gated side access adds further practicality.

Perfect for families or those seeking flexible living with room to grow. Set in a popular location, close to schools, shops and local amenities.

Entrance Hall

Doors leading to living room and kitchen/diner, radiator, staircase leading to first floor landing and under stairs storage cupboard housing combi-boiler.

Living Room 12'5" x 12'2" (3.80 x 3.71)

Bay window to front, electric fireplace.

Kitchen / Diner 18'10" x 11'0" (5.75 x 3.37)

Fitted eye and base level units and worktops with space for washing machine and fridge/freezer. Electric cooker, hob and extractor fan. French doors opening to rear garden and patio area.

First Floor Landing

Double glazed window to side aspect, doors leading to bathroom and bedrooms 1, 2, and study room.

Bedroom 1 12'4" x 10'11" (3.76 x 3.35)

Double glazed window to front aspect and radiator.

Bedroom 2 11'3" x 11'0" (3.44 x 3.36)

Double glazed window to rear aspect, single storage cupboard and radiator.

Family Bathroom 7'10" x 5'8" (2.41 x 1.73)

Double glazed window to rear aspect, side panelled bath with screen and shower head, low level WC and sink in vanity unit.

Study Room 9'3" x 8'0" (2.84 x 2.44)

Double glazed window to front aspect, built in cabinet and work station, staircase leading to second floor.

Second Floor - Loft Room 17'0" x 11'7" (5.20 x 3.55)

Two dorma Velux windows to front and rear aspect, two double radiators, loft hatch and eaves storage on both sides.

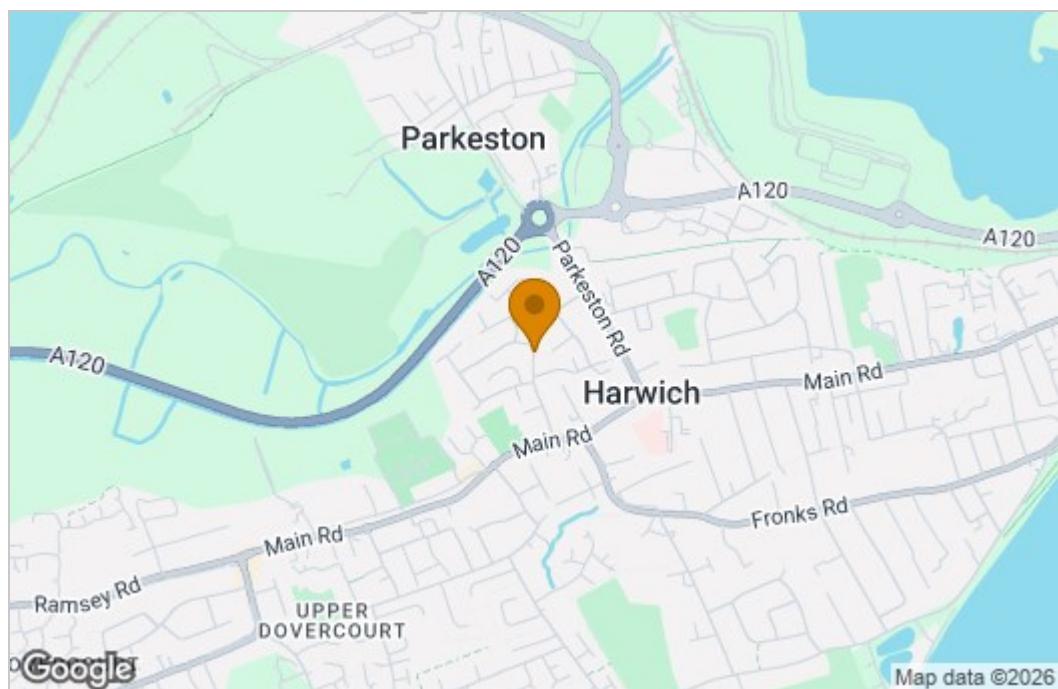
Outside Areas

Driveway to front of property with off-road parking for up to 3 cars. Detached single garage with up and over door and vehicle inspection pit to side of property. To the rear of the property the garden comprises of a paved patio area with path leading to two brick built storage outbuildings and a summer house which has recently had a new roof installed. Lawn area, shrubs, fence to side and rear, with gated side access.

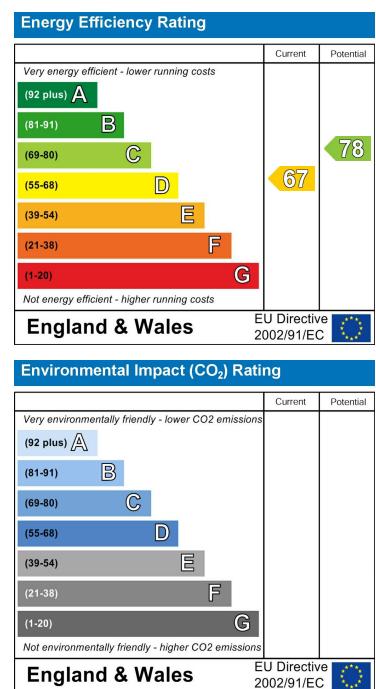
Floor Plan



Area Map



Energy Efficiency Graph



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