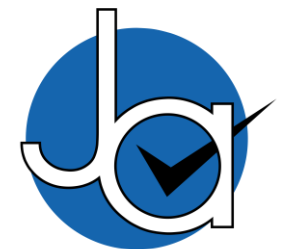




**3/4 bedroom  
Detached  
House located  
in Ramsey.**

**Guide Price  
£375,000 - £400,000**

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**JOHN ALEXANDER  
ESTATE AGENTS**



# Mayes Lane Ramsey Harwich CO12 5EJ



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*Guide Price of £375,000 - £400,000\*\*\*

Nestled in the heart of Ramsey, this charming property on Mayes Lane offers flexible living with three to four bedrooms - one of which can be used as a fourth bedroom or an additional reception room. The ground floor features a spacious lounge, an open-plan kitchen/diner, and double French doors leading to a bright conservatory. Additional highlights include a convenient downstairs utility room and WC, providing both comfort and practicality for everyday living.

### THE HOME

Upon entering the home, you're welcomed by a spacious porch - ideal for added privacy and offering a practical enclosed space before stepping into the main hallway. The ground floor features an open-plan kitchen/diner, which flows through to the conservatory via double doors. There's also a spacious lounge, and for further added convenience, the ground floor includes another reception room that could also be used as a fourth bedroom, along with a downstairs WC and a utility room.

Reaching the first floor, you're welcomed by a central landing that provides access to all rooms on this level. There are three well-proportioned bedrooms, with bedroom one featuring direct access to a wardrobe space, which can also be used for additional storage.

Completing the floor is a family bathroom, offering added convenience for everyday living.

### ROOM DIMENSIONS

Porch

Reception Hallway - 9' 8" x 9' 2" (2.95m x 2.79m)

Kitchen/Diner - 28' 8" x 7' 9" (8.74m x 2.36m)

Lounge - 20' 2" x 12' 3" (6.15m x 3.73m)

Reception Room/Bedroom Four- 10' 5" x 13' 11" (3.18m x 4.24m)

Conservatory - 12' 8" x 18' 6" (3.86m x 5.64m)

Downstairs WC

Utility Room

Bedroom One - 16' 7" x 9' 9" (5.05m x 2.97m)

Bedroom Two - 13' 4" x 7' 4" (4.06m x 2.24m)

Bedroom Three - 13' 10" x 9' 10" (4.22m x 3m)

Family Bathroom



## THE OUTSIDE

To the front of the property, you'll find off-road parking, providing a convenient and private space for multiple vehicles. The home is set back slightly from the road, offering a sense of privacy and a welcoming approach. To the rear, a generous, long garden stretches out - perfect for families, entertaining, or simply enjoying outdoor living.

## THE LOCATION

Located in a popular and well-regarded part of Ramsey, this home is perfectly positioned within reach of local shops, schools, and everyday amenities. The area is known for its friendly community feel and peaceful surroundings, making it a great choice for families and those looking for a quieter pace of life.



## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

### CONTACT

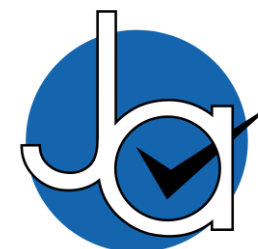
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