









# welcome to

# St. Georges Avenue, Harwich

\*\*\*HOUSE WITH SEA VIEWS & NO ONWARD CHAIN\*\*\*

Occupying a plot of approximately 1/2 acre and far reaching Sea views this imposing detached house offers large and flexible accommodation over four floors and must be viewed to appreciate the size and space.

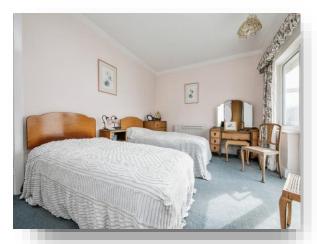












#### **Entrance Porch**

Glazed porch door and glazed wooden door leading to

#### **Entrance Hall**

Entered via the front door with doors to all reception rooms, stairs rising to the first floor and under stair storage cupboard with hatch to the basement,

### Lounge

13' 9" x 10' 7" ( 4.19m x 3.23m )

A bright room with double glazed windows to the side, fireplace with glass display shelves and radiator.

## **Dining Room**

13' 9" x 10' 9" ( 4.19m x 3.28m )

Leading from the lounge with a window to the front and radiator.

#### Sun Room

25' 1" x 7' 4" ( 7.65m x 2.24m )

Leading from the lounge and dining room with windows and French doors leading to the balcony with views over the garden, green and Sea with views of both Lighthouses.

#### **Bathroom**

5' 4" x 7' 1" ( 1.63m x 2.16m )

WC, wash hand basin with vanity units, corner bath with shower over, heated towel rail and window to the front.

### Kitchen

10' 6" x 13' 6" ( 3.20m x 4.11m )

Fitted with a range of matching wall and base units, sink basin with mixer tap and drainer, double oven, hob, space for dishwasher and integrated fridge/freezer, bench seats, radiator, window to the rear and side over looking the garden,

# **Utility Area**

7' 2" x 4' 6" ( 2.18m x 1.37m )

Fitted with wall and base units, window to the side and uPVC door to the garden.

### **Pantry**

7' 1" x 4' 7" ( 2.16m x 1.40m )

Fitted with shelves and a wooden worktop with a window to the front.

# Landing

With stairs rising from the first floor, radiator and window to the side,

#### **Bedroom One**

13' 9" x 10' 11" ( 4.19m x 3.33m )

A superb bedroom with a window to the side overlooking the garden, mirrored sliding wardrobes, radiator and French doors open onto the balcony which runs the width of the house with far reaching Sea views.

#### **Bedroom Two**

13' 10" x 10' 10" ( 4.22m x 3.30m )

Another fantastic bedroom with radiator and French doors opening onto the balcony enjoying far reaching Sea views.

### **Bedroom Three**

11' 10" x 10' 10" ( 3.61m x 3.30m )

Another good size double bedroom with a window to the rear overlooking the garden, radiator and mirrored sliding wardrobes.

### **Bathroom**

WC, wash hand basin with vanity storage, steps up to the raised bath, radiator and cupboard housing the hot water tank and window to the side.

## Study/office

10' 5" x 8' 1" ( 3.17m x 2.46m )

Two built-in storage cupboards, radiator, double glazed window to front. Stairs to:

## **Bedroom Four/five**

18' 4" max x 15' 5" max ( 5.59m max x 4.70m max ) Currently an open plan room with triple aspect windows to the side and rear with views towards Felixstowe and Walton

### **Basement/potential Annexe**

The basement can be accessed from the ground floor inside the house or externally from the garden. The garden entrance has a double glazed door which opens into a:

#### Kitchen Area

13' 1" x 9' 11" ( 3.99m x 3.02m )

Double glazed window to the rear, space and plumbing for white goods, sink basin with mixer tap, base units with work tops and wall mounted gas fired boiler.

### **Reception Room**

16' 2" x 9' 11" ( 4.93m x 3.02m )

Window to the rear overlooking the garden.

### **Bedroom**

13' 3" x 12' 10" ( 4.04m x 3.91m )

Glazed door leading to the rear patio area.

#### Inner Hall

Stairs leading into the house. Door to bathroom and bedroom/reception room.

#### **Bathroom**

WC, sink basin with vanity storage, bath with shower over, fully tiled and heated towel rail.

#### **Games Room**

14' 8" x 21' 3" ( 4.47m x 6.48m )

Accessed from the garden with spot lights, double glazed window to side and glazed door opening to the garden.

# Garage

22' x 15' 3" ( 6.71m x 4.65m )

With an electric door and window to the rear.

#### Garden

Occupying a plot of approximately half an acre, predominantly laid to lawn with a variety of fruit trees, raised borders and vegetable plot. The balcony can be accessed via steps from the garden this creates an undercover seating area which has two





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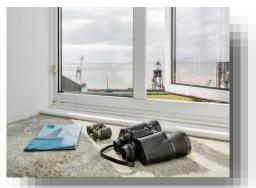
- ICONIC SEA VIEWS
- LARGE DETACHED HOUSE
- ACCOMMODATION OVER FOUR FLOORS
- BEAUTIFUL GARDEN
- GARAGE AND GAMES ROOM

Tenure: Freehold EPC Rating: E

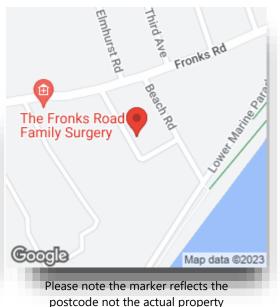
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