



St. Georges Avenue, Harwich CO12 3RR

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 overlooking 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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welcome to

St. Georges Avenue, Harwich

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

Tenure: Freehold EPC Rating: E

offers in excess of

£500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HAW108477 - 0006

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