



Louvain Road, Harwich CO12 3SD

welcome to

Louvain Road, Harwich

An impressive and immaculately presented four bedroom detached house benefiting from TWO RECEPTION ROOMS, EN-SUITE, DRIVEWAY & GARAGE. The property is situated in a popular location CLOSE TO SEA FRONT & LOCAL SCHOOLS.



Entrance Hall

Composite front door, radiator, stairs to first floor.

Cloakroom

Obscure UPVC double glazed window to front, radiator, low level WC, wash hand basin.

Lounge

16' 3" x 10' 1" extending to 10' 11" into recess (4.95m x 3.07m extending to 3.33m into recess)
UPVC Double glazed window to front, radiator, feature fireplace and surround, double doors to Dining Room.

Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)
Aluminium double glazed bi-folding doors leading to rear garden, door into Kitchen, radiator.

Kitchen (I Shaped Room)

10' 3" max x 11' 8" max (3.12m max x 3.56m max)
Wall and base units with square edge worktop, tiled splashback, integrated eye level double oven, hob, hood, dishwasher and freezer, one and a half bowl composite sink with mixer taps and draining board, UPVC double glazed window to rear, door into:-

Utility Room

7' 9" x 5' 5" (2.36m x 1.65m)
Wall and base units, roll-edge work top, space for washing machine and fridge/freezer, radiator, UPVC door to rear leading to garden, door into garage.

First Floor Landing

Radiator, airing cupboard.

Bedroom One

17' 4" max x 10' 1" (5.28m max x 3.07m)
UPVC double glazed window to front, radiator, built in wardrobe, loft access.

En-Suite

UPVC obscure double glazed window to front, radiator, part tiled walls, low level WC, wash hand basin, shower cubicle, extractor fan.

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)
UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)
UPVC double glazed window to front, radiator, single built in wardrobe with rail and shelf.

Bedroom Four/ Office

8' 8" max x 7' 10" max (2.64m max x 2.39m max)
UPVC double glazed window to rear, radiator, telephone port.

Bathroom

Obscure UPVC double glazed window to rear, radiator, extractor fan, part tiled walls, low level WC, wash hand basin, bath with mixer tap and shower attachment over.

Outside

The rear garden has an Indian sandstone patio, raised flowerbeds and is fully enclosed with side gate access. There is an artificial grass area, garden shed, outside power, post lights and lighting sunk in to sleeper steps, security sensor light, outside tap. To the front of the property there is a block paved driveway with off road parking for 3 cars leading to garage, gate into rear garden.



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welcome to

Louvain Road, Harwich

- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Cloakroom & En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: D

£390,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HAW108760 - 0010

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