



Harwich Road, Little Oakley Harwich CO12 5EB

welcome to

Harwich Road, Little Oakley Harwich

Guide Price £325,000-£350,000 Situated in a popular location and enjoying SEA VIEWS ACROSS FIELDS to front is this three bedroom spacious detached house. The property benefits from TWO RECEPTION ROOMS, as well as large utility room, first floor study, approx 100ft REAR GARDEN and off road parking.



Entrance Porch

UPVC double glazed front door to:-

Entrance Hall

UPVC double glazed entrance door, radiator, stairs to first floor, two understairs cupboard.

Lounge

13' 4" x 11' 5" (4.06m x 3.48m)

UPVC double glazed bay window to front with distant sea views over fields, radiator, feature fireplace, opens from Dining Room.

Dining Room

12' 8" x 9' (3.86m x 2.74m)

UPVC double glazed bay window to rear, radiator, opens to Lounge.

Kitchen/diner (kitchen Area)

8' 2" x 7' 9" (2.49m x 2.36m)

Underfloor heating, matching wall and base units with square edge work top and tiled splashback, one and a half bowl sink with mixer taps and draining board, UPVC double glazed window to side, space for cooker, dishwasher and fridge.

Dining Area

9' 2" x 8' 3" (2.79m x 2.51m)

UPVC double glazed window to side, radiator, UPVC double glazed door to side to Utility.

Cloakroom

Low level WC, radiator, wash hand basin, windows to side and rear, spotlights, extractor fan.

Utility Room

20' 4" x 6' 9" (6.20m x 2.06m)

Opens to conservatory, base units with roll-edge work top, space and plumbing for washing machine and tumble dryer, UPVC double glazed obscure window to side, stainless steel sink, door to garage.

Conservatory

16' 8" x 9' 2" (5.08m x 2.79m)

UPVC double glazed patio doors leading to rear

garden.

First Floor Landing

Loft access with pull down ladder, window to side,

Bedroom One

14' into bay x 9' 5" (4.27m into bay x 2.87m)

UPVC double glazed bay window to front with sea views across fields and salt marshes, built in wardrobes, radiator, cupboard housing boiler.

Bedroom Two

11' 3" x 9' (3.43m x 2.74m)

UPVC double glazed window to rear, radiator.

Bedroom Three

12' 1" x 8' 1" (3.68m x 2.46m)

UPVC double glazed window to rear, radiator.

Study

6' 8" x 6' 6" (2.03m x 1.98m)

UPVC double glazed window to side, built in cupboards.

Bathroom

7' 6" x 5' 9" (2.29m x 1.75m)

Low level WC, p bath with mixer taps and shower attachment and electric shower over, extractor fan, spotlights, vanity sink, heated towel rail, fully tiled, UPVC double glazed window to front.

Outside

The rear garden is west facing and is approximately 100ft, has garden shed with power, greenhouse. patio area and is mainly laid to lawn which is bordered with an array of mature shrubs. There is gated access to rear and gated access to the front from the driveway. The garden is fully enclosed. To the front of the property there is a block paved driveway, wall to front. lawn area and access to rear garden and access to garage space with door to front, power and light connected.



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welcome to

Harwich Road, Little Oakley Harwich

- Spacious Detached House
- 3 Bedrooms
- 2 Receptions
- Kitchen & Utility Room
- 1st Floor Study

Tenure: Freehold EPC Rating: D

guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW106751 - 0005

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