



**Rectory Road, Little Oakley Harwich CO12 5LB**

**welcome to**

**Rectory Road, Little Oakley Harwich**

Nestled down a quiet country road with far reaching views to the rear, this three bedroom house offers contemporary living with a character style. Having undergone complete refurbishment and finished to an extremely high standard throughout and offered for sale with no onward chain....



### **Entrance Porch**

Entered via the front door with window to the side.

### **Lounge**

10' 9" x 14' 6" ( 3.28m x 4.42m )

A welcoming room with two double glazed windows to the front aspect, two radiators, TV point, LED ceiling lights.

### **Inner Hallway**

With stairs rising to the first floor and radiator.

### **Utility Room**

8' 7" x 4' 7" ( 2.62m x 1.40m )

A range of matching fitted base units with wood work surface, space for a washing machine, wall mounted gas fired boiler, heated towel rail, LVT flooring and LED ceiling lights.

### **Cloakroom**

WC, wall mounted wash hand basin, LVT flooring and LED ceiling lights.

### **Kitchen/diner**

14' 8" x 14' 5" ( 4.47m x 4.39m )

A beautiful open plan space with a range of shaker style wall and base units, with wood worktops, one and half sink basin with mixer tap and drainer, electric oven and hob with extractor over, integrated dishwasher, space for a fridge/freezer, TV point, LVT flooring, LED ceiling light and French doors opening to the garden.

### **Landing**

Storage cupboard and radiator.

### **Bedroom One**

11' 3" x 14' 7" ( 3.43m x 4.45m )

Two double glazed windows to the rear overlooking the garden and neighbouring countryside, radiator, TV point and LED ceiling lights.

### **Bedroom Two**

8' 5" x 15' ( 2.57m x 4.57m )

Double glazed window to the front, radiator and TV

point.

### **Bedroom Three**

9' 5" x 7' 9" ( 2.87m x 2.36m )

Skylight, radiator, TV point and LED ceiling lights.

### **Bathroom**

5' 6" x 6' ( 1.68m x 1.83m )

WC, wash hand basin with vanity unit underneath, P bath with rainfall shower, partially tiled with a heated towel rail and LVT flooring.

### **Outside**

The front of the property benefits from a paved driveway. The garden to the rear is enclosed and a good size.

### **Agents Note**

It is our understanding that the property is not yet registered at the Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.



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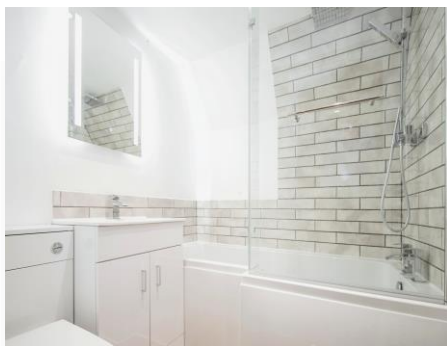
## Rectory Road, Little Oakley Harwich

- Views over the Countryside
- Completely refurbished throughout
- Large open plan Kitchen/Diner
- Three bedrooms
- Family bathroom and WC

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109041 - 0005

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