



Louvain Road, Harwich CO12 3SD

welcome to

Louvain Road, Harwich

Set back from the road in a private turn in is this immaculately presented four bedroom detached house situated in a popular location within CLOSE PROXIMITY OF SEA FRONT & LOCAL SCHOOLS. The property benefits from TWO RECEPTIONS, CONSERVATORY as well as DRIVEWAY & GARAGE.



Entrance Hall

Composite front door, radiator, spotlights.

Cloakroom

Low level WC, UPVC double glazed obscure window to front, heated towel rail, low level WC.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

UPVC double glazed French doors to rear, electric feature fireplace, two radiators.

Dining Room

10' x 7' 10" (3.05m x 2.39m)

Double doors from hallway, UPVC double glazed window to front, radiator.

Kitchen

13' 6" x 7' 9" (4.11m x 2.36m)

Integrated double hide and slide oven, hob, hood, dishwasher, full size fridge and half size freezer, matching wall and base units with under counter lights, roll-edge work top and splashback, composite sink with Boiling water tap and draining board, spotlights, kick board heater, UPVC double glazed windows to side and rear, UPVC double glazed door to side leading to rear garden.

Conservatory

12' 9" x 11' 1" (3.89m x 3.38m)

Brick and UPVC, UPVC double glazed French doors to garden.

First Floor Landing

Airing cupboard, spotlights.

Bedroom One

13' 2" max x 11' 2" max (4.01m max x 3.40m max)

UPVC double glazed windows to front and side, built in wardrobe, radiator.

En-Suite

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

radiator.

Bedroom Two

13' 5" x 8' 3" (4.09m x 2.51m)

UPVC double glazed window to front, radiator.

Bedroom Three

12' 4" max x 7' 9" max (3.76m max x 2.36m max)

UPVC double glazed window to rear, radiator.

Bedroom Four

7' 2" x 8' 10" (2.18m x 2.69m)

Radiator, UPVC double glazed window to rear, loft access with ladder.

Bathroom

Walk in shower, heated towel rail, vanity sink, extractor fan, low level WC, panelled walls, UPVC double glazed obscure window to rear, laundry cupboard with plumbing and space for washing machine and tumble dryer.

Outside

The rear garden has gated rear access to side. There is an array of flowerbeds and raised beds, patio area to lawn with decking at rear. The garden is fully enclosed with garden shed. To the front of the property has a block paved driveway leading to integral garage with up and over door, power and light.



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welcome to

Louvain Road, Harwich

- Immaculately Presented Detached Family House
- 4 Bedrooms
- Cloakroom & En-Suite
- 2 Reception Rooms & Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaiting

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109369 - 0004

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