









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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Louvain Road, Harwich

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

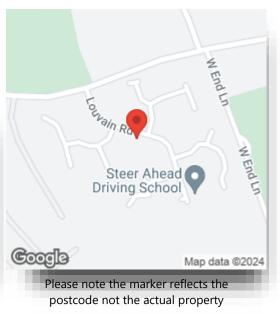
Tenure: Freehold EPC Rating: Awaited

£400,000









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Property Ref: HAW109369 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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