



Louvain Road, Harwich CO12 3SD

welcome to

Louvain Road, Harwich

Situated in a sought after location just a SHORT WALK FROM DOVERCOURT SEA FRONT is this BEAUTIFULLY PRESENTED four bedroom detached house benefiting from DOUBLE GARAGE as well as TWO RECEPTION ROOMS & CONSERVATORY.



Entrance Hall

Composite front door, UPVC double glazed window to side, stairs to first floor, radiator.

Cloakroom

Wash hand basin, obscure UPVC double glazed window to front.

Lounge

16' 5" x 11' 4" (5.00m x 3.45m)

UPVC double glazed window to rear, radiator, double doors to Dining Room, UPVC double glazed window to rear, UPVC double glazed French doors to rear leading to Conservatory.

Dining Room

12' 4" x 9' 3" (3.76m x 2.82m)

Double doors from Lounge, radiator, UPVC double glazed window to rear.

Kitchen

13' 2" x 8' 3" (4.01m x 2.51m)

Matching wall and base units with solid wood work tops and tiled splashback, one and a half bowl composite sink and drainer, UPVC double glazed window to front, integrated cooker, hob, hood and dishwasher, kick board heater, door into:-

Utility Room

8' 2" x 4' 5" (2.49m x 1.35m)

Wooden worktop space, tiled splashback, radiator, space for washing machine and fridge/freezer, UPVC double glazed door to side leading to rear garden, UPVC double glazed window to front.

Conservatory

11' 9" x 11' 1" (3.58m x 3.38m)

Brick and UPVC with French doors to side leading to garden, spotlights.

Landing

UPVC double glazed window to front, storage cupboard.

Bedroom One

14' 8" x 10' 9" (4.47m x 3.28m)

UPVC double glazed windows to front and side, radiator, fitted wardrobes, radiator, built in cupboard.

En-Suite

Low level WC, vanity sink, extractor fan, shower cubicle, part tiled walls, obscure UPVC double glazed window to front.

Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m)

UPVC double glazed window to rear, radiator.

Bedroom Three

9' 4" x 6' 9" (2.84m x 2.06m)

UPVC double glazed window to front, radiator, loft access.

Bedroom Four

8' 4" max x 7' 2" max (2.54m max x 2.18m max)

UPVC double glazed window to rear, radiator.

Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, extractor fan, part tiled walls, obscure UPVC double glazed window to front.

Outside

To the front of the property there is block paved driveway leading to a double garage. There is side access and an array of plants and shrubs, outside tap. The rear garden has a summer house with power and light connected and is fully enclosed with decking area to the rear and is mainly laid to lawn with flower and shrub borders and gated side access. The double garage has power and light connected and two up and over doors.



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welcome to

Louvain Road, Harwich

- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- Cloakroom & En-Suite
- Double Garage

Tenure: Freehold EPC Rating: Awaiting

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109522 - 0002

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