









welcome to

Artillery Drive, Dovercourt Harwich

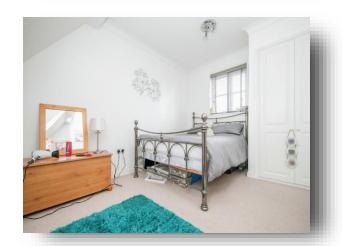
A VERY WELL PRESENTED SPACIOUS four bedroom link detached family home situated in a popular location. The property benefits from LARGE KITCHEN/DINER aswell as STUDY & CONSERVATORY, CARPORT & GARAGE.













Entrance Hall

Entrance door, radiator, stairs to first floor, understairs cupboard.

Study

7' 7" x 8' (2.31m x 2.44m)
UPVC double glazed window to front, radiator.

Cloakroom

Low level WC, vanity sink, radiator, obscure UPVC double glazed window to side.

Kitchen/ Diner

11' 4" x 25' 5" (3.45m x 7.75m)

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer taps and draining board, integrated cooker, hob and hood, space for washing machine and dishwasher, spotlights, UPVC double glazed window to rear, door leading to rear garden, radiator, French doors to rear leading to Conservatory.

Conservatory

11' 6" x 12' (3.51m x 3.66m)
Brick and UPVC with doors into garden.

First Floor Landing

Access to loft.

Bedroom One

11' 4" \times 11' 4" ($3.45 \text{m} \times 3.45 \text{m}$) UPVC double glazed window to front, radiator, built in cupboard.

En-Suite

Shower cubicle, wash hand basin with cupboard under, low level WC, radiator, obscure UPVC double glazed window to side, part tiled walls.

Bedroom Two

 $11' 10" \times 10' 3"$ ($3.61m \times 3.12m$) UPVC double glazed window to front, radiator.

Bedroom Three

13' 4" x 9' 7" (4.06m x 2.92m)

UPVC double glazed windows to front and rear, radiator, loft access.

Bedroom Four

8' 5" x 9' 10" (2.57m x 3.00m) Has a dressing area measuring 7 '3" x 5' 6". Two UPVC double glazed windows to rear, two radiators.

Bathroom

8' 10" x 5' 5" (2.69m x 1.65m) Bath with mixer taps and shower attachment, shower cubicle, pedestal wash hand basin, low level WC.

Outside

To the front of the property there is a carport leading to garage. The front garden is laid to shrubs with small picket fence surround and path leading to front door. To the rear of the property the garden comprises of a decking area, patio area and shingle area, with various plants and shrubs as well as garden shed.





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Artillery Drive, Dovercourt Harwich

- Very Well Presented 4 Bedroom Family Home
- Large/ Kitchen Diner
- Conservatory
- Cloakroom & En-Suite
- Carport & Garage

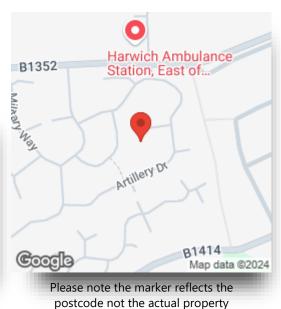
Tenure: Freehold EPC Rating: C

£385,000









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Property Ref: HAW109616 - 0005 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 quidance 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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