









# welcome to

# **Bullfinch Close, Harwich**

\*\*\*NO ONWARD CHAIN\*\*\* A very well presented three/four bedroom detached family home benefiting from CONSERVATORY, STUDY, cloakroom & en-suite, as well as OFF ROAD PARKING. The property is located ideally for schools and sea front.

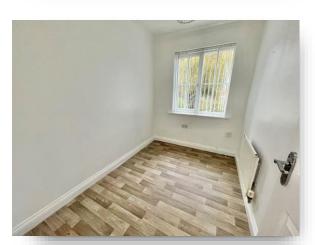












### **Entrance Hall**

Radiator, stairs to first floor, UPVC double glazed front door.

### Cloakroom

Low level WC, pedestal wash hand basin, radiator, obscure UPVC double glazed window to front.

### Lounge

16' 7" max x 14' 6" max ( 5.05m max x 4.42m max ) UPVC double glazed window to rear, radiator, feature fireplace, storage cupboard, opens to Conservatory.

### **Reception Room/ Bedroom Four**

UPVC double glazed window to front, radiator.

## Study

9' 4" x 5' 6" ( 2.84m x 1.68m ) UPVC double glazed door leading to rear garden.

### Kitchen

11' 9" x 7' 6" ( 3.58m x 2.29m )

Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob, hood, space for washing machine and fridge/freezer, sink with mixer tap and drainer, UPVC double glazed window to front, radiator.

### **Conservatory**

10' 3"  $\times$  10' 1" (  $3.12m \times 3.07m$  ) UPVC double glazed French doors to rear garden, spotlights.

## **First Floor Landing**

Airing cupboard, radiator.

### **Bedroom One**

11' 2" x 9' 5" ( 3.40m x 2.87m ) UPVC double glazed window to front, radiator, fitted wardrobes.

# **En-Suite**

Low level WC, pedestal wash hand basin, radiator, shower cubicle, obscure UPVC double glazed window to front.

#### **Bedroom Two**

8' 1" x 11' 10" ( 2.46m x 3.61m ) UPVC double glazed window to rear, radiator.

#### **Bedroom Three**

6' 4" x 9' (1.93m x 2.74m)
UPVC double glazed window to rear, radiator.

#### **Shower Room**

Low level WC, shower cubicle, pedestal wash hand basin, heated towel rail, spotlights, part tiled walls, obscure UPVC double glazed window to front.

### **Outside**

To the front of the property there is a patio area with driveway providing off road parking. There is a path and gate leading to the rear garden. The rear garden comprises of a raised decking area and patio. There is a lawn with an array of plants and shrubs. There is a path to the side of the property and gated access to the front.





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# **Bullfinch Close, Harwich**

- 3 4 Bedroom Detached House
- Conservatory
- Study
- Ground Floor Bedroom/ Reception Room
- Cloakroom & En-Suite

Tenure: Freehold EPC Rating: C

£297,500









Please note the marker reflects the postcode not the actual property

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