



**Whinfield Avenue, Dovercourt Harwich CO12 3UL**

**welcome to**

**Whinfield Avenue, Dovercourt Harwich**

Situated in a sought after location is this VERY WELL PRESENTED DETACHED BUNGALOW within close proximity of Sea Front. The property benefits from TRIPLE GLAZED WINDOWS, en-suite as well as DRIVEWAY & GARAGE.



### Entrance Hall

UPVC obscure triple glazed window to side, radiator, composite front door, storage cupboard, loft access.

### Lounge

13' 6" x 19' 6" ( 4.11m x 5.94m )

Triple UPVC double glazed windows to front and rear, French doors leading to rear garden, radiator.

### Kitchen

10' 10" x 9' 7" ( 3.30m x 2.92m )

Matching wall and base units with roll-edge work top and tiled splashback, spotlights, integrated double oven, hood, hob, dishwasher, fridge/freezer, one and a half bowl sink with mixer tap and draining board, radiator, UPVC triple glazed window to rear.

### Utility Room

9' 4" x 4' 9" ( 2.84m x 1.45m )

Triple glazed window to rear, UPVC door to side leading to garden, matching wall and base units with roll-edge work top and tiled splashbacks, space for washing machine and tumble dryer, sink with mixer and drainer.

### Bedroom One

14' 3" x 13' 8" ( 4.34m x 4.17m )

UPVC triple glazed window to side, radiator, fitted wardrobes.

### En-Suite

Underfloor heating, low level WC, vanity sink, walk in shower, heated towel rail, fully tiled, UPVC triple glazed obscure window to side, spotlights, extractor fan.

### Bedroom Two

14' 3" x 9' 4" ( 4.34m x 2.84m )

UPVC triple glazed window to front, radiator, fitted wardrobes.

### Bedroom Three

9' 8" x 11' 2" ( 2.95m x 3.40m )

UPVC Triple glazed window to front, radiator, fitted wardrobes.

### Bathroom

Low level WC, vanity sink, heated towel rail, bath with mixer taps and shower over, fully tiled, obscure triple glazed obscure window to side, extractor fan.

### Outside

To the front of the property there is a block paved driveway with gated access to rear. The rear garden comprises of Italian slate patio area, lawn area, various plants and shrubs, two sheds, summer house. The garden is fully enclosed with side gate access with electric awning from the lounge and door to garage. The garage has an electric roller door, power and light connected, door to garden.



***view this property online*** [williamhbrown.co.uk/Property/HAW109789](http://williamhbrown.co.uk/Property/HAW109789)



**welcome to**

## **Whinfield Avenue, Dovercourt Harwich**

- Detached Bungalow
- 3 Bedrooms
- En-Suite
- Triple Glazed Windows
- Driveway & Garage

Tenure: Freehold EPC Rating: C

**£395,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW109789](http://williamhbrown.co.uk/Property/HAW109789)



Property Ref:  
HAW109789 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**