



**Plain Cottage Queen Street, Great Oakley Harwich CO12 5AS**



**welcome to**

**Plain Cottage Queen Street, Great Oakley Harwich**

Situated in the popular village of Great Oakley, within close proximity of local primary school, village shop and pub is this WELL PRESENTED three bedroom house. The property benefits from TWO RECEPTION ROOMS, CLOAKROOM, STUDY as well as DRIVEWAY & GARAGE.



### Entrance Porch

Entrance door, door into:-

### Lounge

13' 9" max x 13' 8" max ( 4.19m max x 4.17m max )

Exposed beams, window to front, radiator, door into store room which has door leading to cloakroom.

### Cloakroom

Low level WC, wash hand basin.

### Dining Room

12' x 12' 2" ( 3.66m x 3.71m )

Patio doors leading to rear garden, radiator, log burner, opens to kitchen.

### Kitchen

12' 9" x 7' 4" ( 3.89m x 2.24m )

Two skylights, spotlights, matching wall and base units with roll-edge work top and upstand, one and a half bowl sink with mixer tap and draining board, space for cooker, washing machine and fridge/freezer, door to inner hallway.

### Inner Hallway

Stable door to garden, boiler.

### Study

8' x 12' ( 2.44m x 3.66m )

Potential to be a fourth bedroom. Window to side, radiator.

### Landing

#### Bedroom One

12' 2" x 12' 2" ( 3.71m x 3.71m )

Window to front, radiator.

#### Bedroom Two

10' 5" x 7' 2" ( 3.17m x 2.18m )

Window to rear, radiator.

#### Bedroom Three

8' 5" x 8' 5" ( 2.57m x 2.57m )

Window to front, radiator.

### Bathroom

Bath with shower, low level WC, window to rear, tiled walls, pedestal wash hand basin.

### Outside

To the front the property is enclosed by picket fence with path to front door. There is a driveway providing off road parking and garage with up and over door, personal door to the garden. The rear garden comprises of a patio area and is mainly laid to lawn, fully enclosed with gated rear access.



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## **Plain Cottage Queen Street, Great Oakley Harwich**

- Well Presented Cottage
- 3 Bedrooms
- 2 Receptions
- Study
- Driveway & Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £350,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW108711 - 0003

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