



**Kingsford Wrabness Road, Ramsey Harwich CO12 5HB**



**welcome to**

**Kingsford Wrabness Road, Ramsey Harwich**

**\*\*GUIDE PRICE £450,000-£475,000\*\***

Located in the popular village of Ramsey this spacious four bedroom detached chalet bungalow offers versatile living accommodation and occupies an envious plot.



### Entrance Hall

Stairs to first floor, entrance door.

### Lounge

18' x 15' 10" ( 5.49m x 4.83m )

Feature gas burner, UPVC double glazed doors to rear, UPVC double glazed window to side, two radiators.

### Dining Room

10' x 11' 9" ( 3.05m x 3.58m )

UPVC double glazed window to side, radiator, (Potential to be a fifth bedroom).

### Kitchen/ Diner

12' 10" x 23' 9" ( 3.91m x 7.24m )

Range of matching base and eye level units and worktop, central island, sink and drainer, tiled splashback, integrated microwave and double oven and extractor fan, space for appliances, log burner, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

### Bathroom

Free standing bath, low level WC, walk in shower, vanity sink, spotlights, extractor fan.

### Bedroom Three

11' 7" x 11' 9" ( 3.53m x 3.58m )

UPVC double glazed windows to front and side, radiator, built in wardrobe.

### Bedroom Four

9' 10" x 11' 10" ( 3.00m x 3.61m )

UPVC double glazed windows to front and side, radiator.

### First Floor Landing

Airing cupboard, skylight, loft access.

### Bedroom Two

11' 3" x 13' 5" ( 3.43m x 4.09m )

UPVC double glazed window to front, radiator, storage cupboard, access to eaves.

### Bedroom One

15' 6" max x 10' 3" max ( 4.72m max x 3.12m max )

UPVC double glazed window to rear, radiator, storage cupboard.

### Cloakroom

Low level WC, wash hand basin.

### Outside

The rear garden comprises of patio area, lawn area, pergola, workshop, green house, two sheds and access to side. To the front of the property there is a driveway providing ample off road parking leading to garage.

### Garage

19' 9" x 10' 8" ( 6.02m x 3.25m )

Up and over door, boiler.



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## **Kingsford Wrabness Road, Ramsey Harwich**

- Detached Chalet Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Good Size Rear Garden
- Ample Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£450,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW109957 - 0005

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