









welcome to

Woodlands, Great Oakley Harwich

Situated in the sought after village of Great Oakley is this four bedroom detached house offering spacious accommodation. The property benefits from two reception rooms as well as cloakroom, en-suite, bathroom, DRIVEWAY & GARAGE. NO ONWARD CHAIN.













Entrance Hall

UPVC double glazed front door, stairs to first floor.

Cloakroom

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

Lounge

14' 9" x 16' 7" (4.50m x 5.05m)

UPVC double glazed patio doors to rear garden, understairs cupboard, feature fireplace, two radiators.

Dining Room

9' 9" x 9' 9" (2.97m x 2.97m) UPVC double glazed window to rear, radiator.

Kitchen

12' 3" x 9' 8" (3.73m x 2.95m)

Matching wall and base units with roll-edge work top and tiled splashback, radiator, integrated cooker, hob and hood, space for fridge/freezer, washing machine and dishwasher, one and a half bowl stainless steel sink and draining board, UPVC double glazed window to front.

First Floor Landing

Loft access.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)
UPVC double glazed window to front, radiator.

En-Suite

Low level WC, pedestal wash hand basin, shower cubicle, radiator, extractor fan, part tiled.

Bedroom Two

10' 4" x 10' 1" ($3.15m\ x\ 3.07m$) UPVC double glazed window to front, radiator.

Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m) UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom Four

 $8' 4" \times 8' 3" (2.54m \times 2.51m)$ UPVC double glazed window to rear, radiator.

Bathroom

Bath with mixer taps, storage cupboard, part tiled, pedestal wash hand basin, low level WC, obscure UPVC double glazed window to rear.

Garage

 $8' \ 9'' \ x \ 17' \ 7'' \ (2.67m \ x \ 5.36m \)$ Up and over door, power and light, door to rear garden.

Outside

To the front of the property the garden is laid to lawn with driveway to garage. The rear garden comprises of a patio area and is mainly laid to lawn.





welcome to

Woodlands, Great Oakley Harwich

- Spacious Detached Family House
- 2 Receptions
- Cloakroom, En-Suite & Shower Room
- Driveway & Garage
- Popular Village Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£360,000







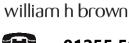


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110181



Property Ref: HAW110181 - 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.



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.