









welcome to

Long Meadows, Harwich

A BEAUTIFULLY PRESENTED five bedroom semi-detached house ideally located close to local schools and easy access to sea front. The property benefits from Cloakroom, En-Suite as well as lovely rear garden with heated swimming pool and OFF ROAD PARKING.













Entrance Hall

Composite front door, storage cupboard, stairs to first floor, radiator, underfloor heating.

Cloakroom

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

Bedroom Five

 $8' 2" \times 9' (2.49m \times 2.74m)$ UPVC double glazed window to front, radiator.

Bedroom Four

10' 3" x 7' 6" ($3.12m \times 2.29m$) UPVC double glazed window to front, radiator.

Lounge

16' 9" x 12' (5.11m x 3.66m)

Opens to Kitchen, spotlights, underfloor heating, full width bi-fold doors to rear leading to garden.

Kitchen/ Diner

18' 3" x 10' extending to 14' 2" ($5.56m\ x\ 3.05m$ extending to 4.32m)

Fitted kitchen with matching wall and base units, zenith worktops and zenith splashback, composite under mount sink with mixer taps, integrated eye level double oven and hob, induction hood, fridge/freezer, dishwasher, wine cooler, island with breakfast bar, pantry cupboard, storage cupboard, spotlights, underfloor heating, built in storage with banquette seating.

First Floor Landing

UPVC double glazed window to side, airing cupboard housing combi boiler, loft access.

Bedroom One

11' 3" x 8' 3" (3.43m x 2.51m) UPVC double glazed window to rear, built in wardrobe, radiator.

En-Suite

Shower cubicle, wash hand basin, extractor fan.

Bedroom Two

10' 8" \times 11' 3" ($3.25m \times 3.43m$) UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Three

 $7' \times 7' \times "$ (2.13m x 2.34m) UPVC double glazed window to rear, built in wardrobe, radiator.

Bathroom

Obscure UPVC double glazed window to front, heated towel rail, fully tiled, extractor fan, wash hand basin, low level WC, p bath with mixer taps and shower over, spotlights.

Outside

To the front of the property there is a dropped kerb leading to block paved driveway, path to front door, artificial grass, flowerbed, gate to rear garden. The rear garden comprise of artificial grass, patio to side, gate to side access, pond, shed with electric, rear access, pergola, outside bar and heated swimming pool. The garden is fully enclosed.





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Long Meadows, Harwich

- Very Well Presented Semi-Detached House
- 5 Bedrooms
- Fitted Kitchen/Diner
- Cloakroom, En-Suite & Bathroom
- Rear Garden with Swimming Pool

Tenure: Freehold EPC Rating: C

Council Tax Band: C

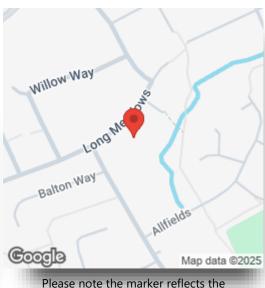
offers in excess of

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HAW110197 - 0007 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.





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