



## Dovercourt, Harwich

Introducing a captivating 4-bedroom home perfectly positioned on a quiet cul-de-sac in the heart of Dovercourt,, where thoughtful design and expert execution converge to create a home that seamlessly blends style and functionality.

Offers invited £250,000

# Abdy Avenue

Harwich, CO12



- 4 bedroom family home
- Open plan kitchen/dining room
- Cul-de-sac location
- Contemporary finish
- Stunning landscaped gardens
- Guide Price £250,000-£275,000

## The Property

The ground floor welcomes you with a stunning open-plan kitchen/dining room to the rear. Adorned with slate grey tiled flooring and white cabinetry, this contemporary space, complemented by double doors opening onto the garden, sets the stage for seamless indoor-outdoor entertaining. A separate living room, bathed in natural light from a generously sized window, provides a cosy space to unwind at the end of the day. Convenience is enhanced by a well-placed downstairs bathroom, completing the ground floor offerings.

Ascending the staircase reveals four bedrooms, each boasting the same contemporary finish that defines this residence. These versatile rooms cater to various needs, whether it's creating a spacious principal suite, guest rooms, or a home office. The upper level is finished with a family bathroom comprising walk in shower, level WC and basin.

## The Outside

The garden unfolds in a split-level, wrap-around arrangement, adorned with majestic mature trees that gracefully shade the sunny space. As you traverse through the tiers, a meticulously curated collection of herbaceous plants and flowers bursts forth in a kaleidoscope of colours, creating a dynamic landscape that evolves with the seasons. The garden has been skillfully landscaped to wrap around the house, offering not just a beautiful outlook, but a sensory experience, with fragrances and textures that invite you to explore and enjoy the outside spaces all year round.

## The Area

Harwich is a beautiful and historic coastal town located on the northeastern tip of Essex, England. It boasts a rich maritime heritage, charming architecture, and a vibrant community. The town is part of the Tendring district and is situated on the estuaries of the Stour and Orwell rivers, providing picturesque views of the North Sea.

Renowned for its maritime history, Harwich is home to the Harwich Maritime Museum and the Redoubt Fort, both offering insights into the town's naval past. The Electric Palace Cinema, one of the oldest purpose-built cinemas in the UK, adds to the cultural charm of the area. As well as ample eateries, pubs and fine dining restaurants.

Harwich is well-connected by road, with the A120 providing access to the national road network. The town also has a railway station, offering direct train services to London Liverpool Street. The Harwich International Port serves as a significant ferry terminal, connecting the town to continental Europe.

Nature enthusiasts can explore the scenic Harwich Peninsula, which offers walking and cycling trails with beautiful coastal views. The Dovercourt Bay and Harwich Green provide relaxing spaces for residents to enjoy outdoor activities and events and the famous Blue Flag beach is truly stunning.

## Further Information

Tenure: Freehold

Council Borough: Tendring

Council Tax Band: A

Property construction: Brick

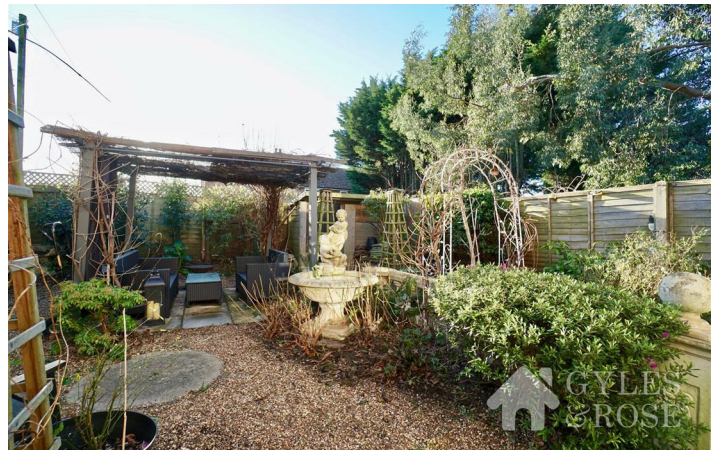
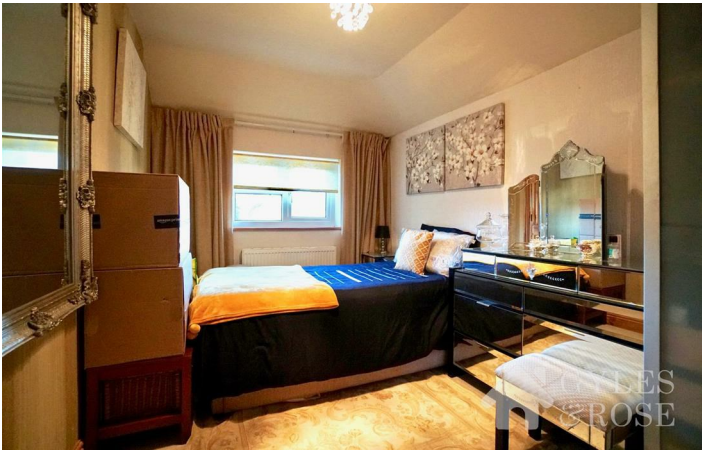
Electricity Supply: Mains

Sewerage: Mains

Heating: Gas

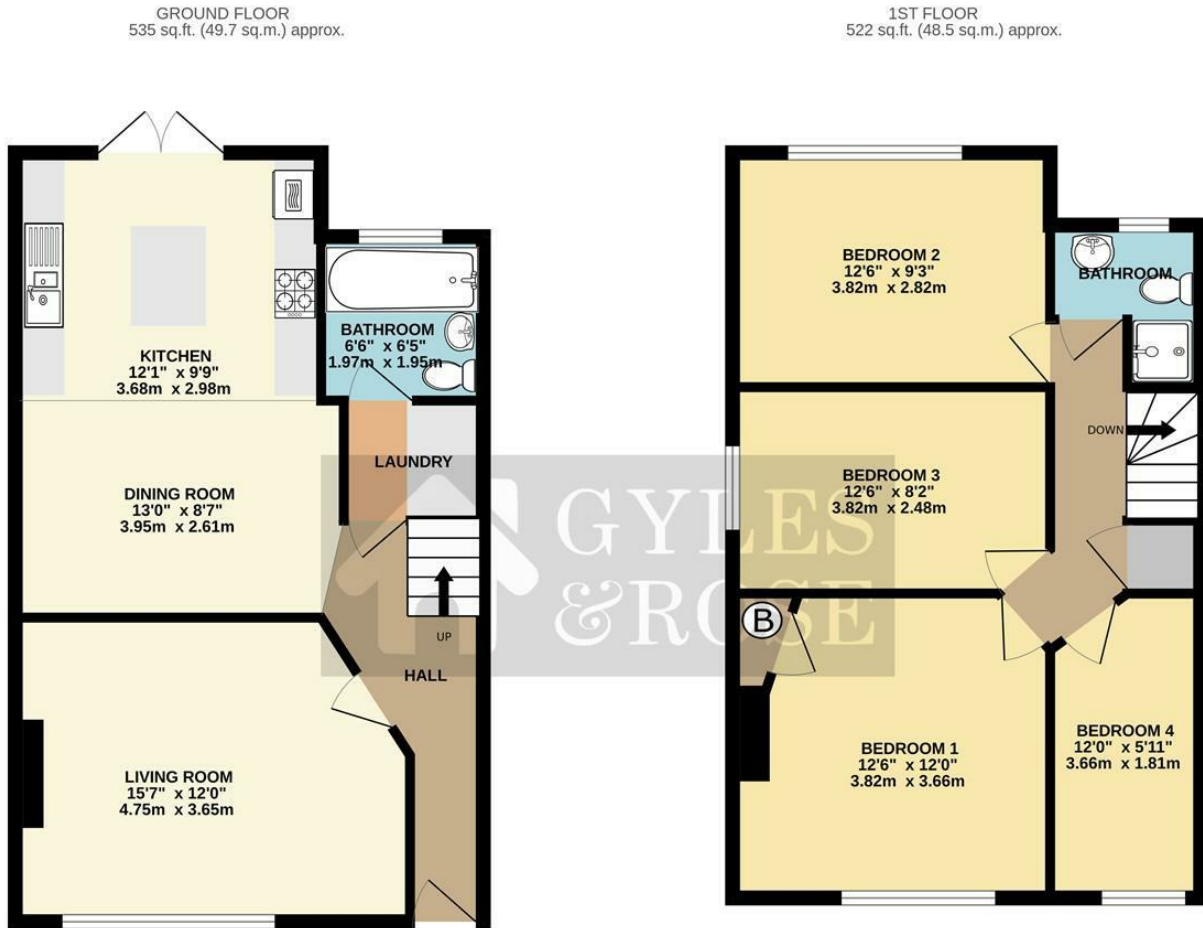
Water: Mains







# Floor Plan



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	85		

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**Energy Efficiency Rating Legend:**  
 (87 plus) A (Most energy efficient - lower running costs)  
 (81-81) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G (Not energy efficient - higher running costs)

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
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England & Wales EU Directive 2002/91/EC