



# RE/MAX

## PROPERTY HUB



### **56 Artillery Drive, Harwich, CO12 5FG**

### **Price £380,000**

This spacious and extremely well presented link detached family home has so much to offer, highlights include a generous 25' kitchen/diner, lounge and conservatory, study, GF WC, 4 great size bedrooms (en-suite to master), family bathroom, carport, garage, off road parking and front and rear gardens to enjoy!

Situated in a popular area for both families and couples alike

EPC: C

Council Tax Band: D

Gas Central Heating - Combination boiler - approx 5 years old

Full Double Glazing

### Entrance Hall

With under stairs storage cupboard, doors to study, lounge, GF WC and kitchen/diner, stairs to first floor

### Study 8'0" x 7'8" (2.44 x 2.34)

With window to front aspect

### GF WC

Low level WC, wash basin in vanity unit, complimentary tiled splash back, opaque window to side aspect

### Kitchen/Diner 25'4" x 9'2" (7.73 x 2.81)

Fitted with a matching range of Shaker style base and wall units, complimentary wall tiling, stainless steel sink/drainage with mixer taps, Built in double oven, gas hob, extractor hood, Spaces for fridge/freezer, dishwasher & washing machine, part glazed back door allowing access to garden, window to rear aspect and French doors leading through to conservatory

### Lounge 16'9" x 11'4" (5.13 x 3.46)

Feature fireplace surround, attractive wall panelling, French doors leading through to kitchen/diner, door accessing entrance hall and box bay window to front aspect

### Conservatory 11'2" x 10'11" (3.42 x 3.34)

Brick and UPVC construction with double doors out to rear garden

### First Floor Landing

Loft access hatch and doors to all 4 bedrooms and family bathroom

### Master Bedroom 11'4" x 11'3" (3.46 x 3.45)

With triple fitted wardrobes, attractive wall panelling, window to front aspect and door leading to:-

### En-Suite 7'6" x 5'6" (2.30 x 1.69)

Suite comprising shower cubicle, sink with built in vanity storage, wall mounted heated towel radiator and opaque window to side aspect

### Bedroom 2 13'5" x 9'8" (4.09 x 2.96)

With fitted double wardrobe, double aspect windows to both front and rear

### Bedroom 3 11'10" x 9'8" (3.62 x 2.96)

With triple fitted wardrobes, window to front aspect

### Bedroom 4 8'11" x 8'6" (2.72 x 2.60)

With window to rear aspect, opens through to:-

### Dressing Room 7'3" x 5'6" (2.21 x 1.69)

With window to rear aspect

### Family Bathroom 8'11" x 5'6" (2.73 x 1.69)

Suite comprising:- panelled bath with mixer taps and shower attachment, shower cubicle, pedestal was basin, low level WC, opaque window to rear aspect

### Outside Areas:-

The front and side garden is enclosed by an attractive picket fence with established plants, bushes and shrubs, pathway leading to entrance door

To the side of the property a carport leading to a single garage (personnel door to garden) gated side access and off road parking

The attractive rear garden is pre-dominantly block paved, with additional decked and shingle areas, established bushes and shrubs, wooden shed to remain

# Floor Plan





**Floor 0**



**Floor 1**

**Approximate total area<sup>1)</sup>**

1394 ft<sup>2</sup>  
129.4 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

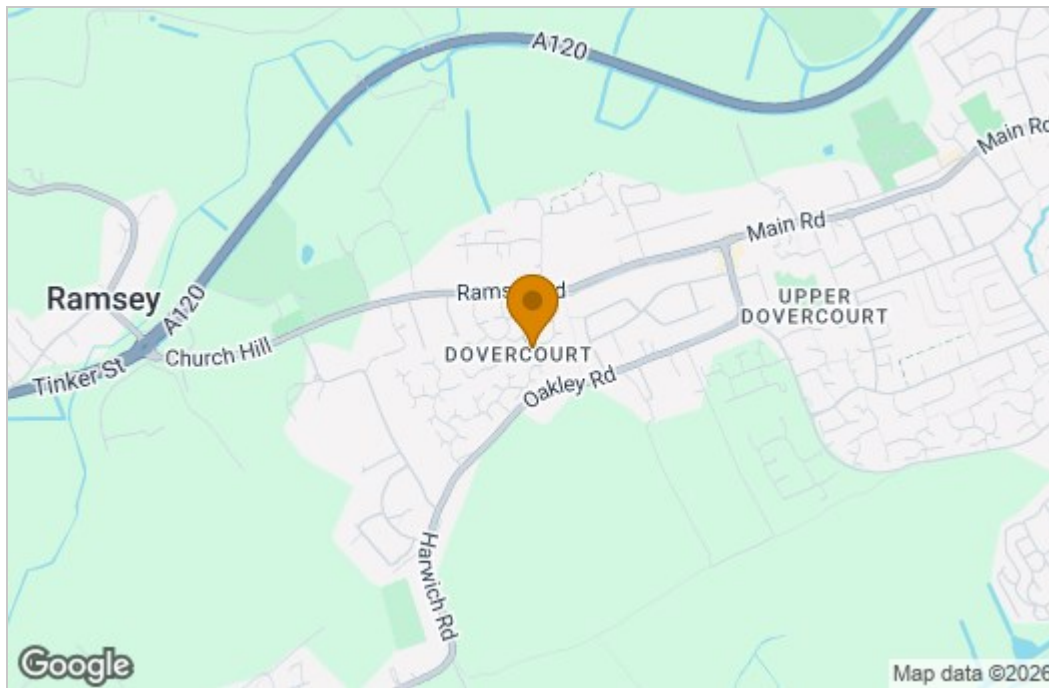
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

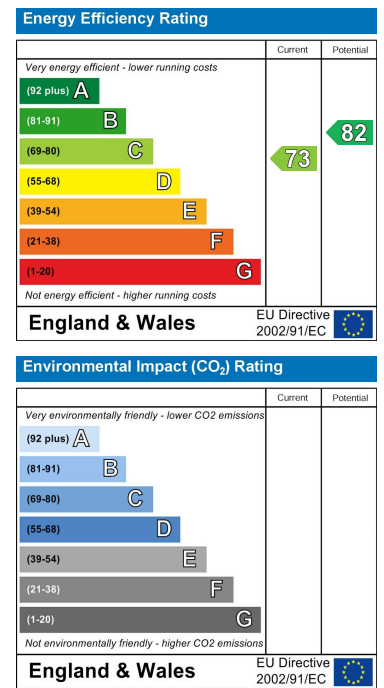
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

# Area Map



# Energy Efficiency Graph



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