RE/MAX PROPERTY HUB

25 Regimental Way, Harwich, CO12 5FE

Guide price £360,000

GUIDE PRICE: £360,000 - £370,000 Available immediately and offered with no onward chain, this superb detached family home is situated in a popular residential location and offers spacious and versatile accommodation, making it an ideal choice for couples and families.

The property features four generously sized bedrooms, with an en-suite to the master, alongside a welcoming lounge, conservatory and impressive 18ft kitchen/diner. Further accommodation includes a separate utility room, ground floor WC and family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, a garage and an additional garage/storage area. Gated side access leads to the impressive sunny-aspect rear garden, which features a wrap-around patio, lawn, two raised decking areas, a summer house and further storage shed. With its spacious accommodation, excellent outdoor space and no onward chain, this superb family home is not to be missed.

Entrance Hall
With stairs to first floor, under stairs storage cupboard plus an additional built in cupboard, doors leading through to WC, lounge and kitchen/diner, newly laid carpet.

Cloakroom
Low level WC, complimentary wall tiling and pedestal wash basin.

Lounge 14'9" x 11'10" (4.50 x 3.63)
With bay window to front aspect, brick built feature fireplace and hearth.

Kitchen/Diner 18'5" x 11'1" (5.63 x 3.38)
Fitted with a matching range of wall and base units, tiled worktops and splashback, breakfast bar, one and a half bowl ceramic sink/drainer with mixer tap, built in double oven, gas hob and extractor hood, spaces for fridge, freezer and dishwasher, newly laid carpet to dining side, with window to rear aspect, French doors leading out to conservatory and a further door through to:-

Utility Room 5'9" x 5'2" (1.76 x 1.58)
With under counter space for washing machine, sink with drainer and mixer tap, partially tiled walls and side door leading to rear garden.

Conservatory 13'11" x 9'10" (4.25 x 3.02)
Brick and UPVC construction with French doors to side leading out to rear garden.

First Floor Landing
With two built in storage cupboards, loft access hatch and doors to all 4 bedrooms and bathroom, newly laid carpet.

Master Bedroom 13'1" x 10'3" (4.00 x 3.14)
With fitted double wardrobe and additional storage cupboard, bay window to front aspect and door leading to:-

En-Suite Shower Room 6'9" x 6'5" (2.08 x 1.96)
Suite comprising:- shower cubicle, pedestal wash basin, low level WC, obscured window to side aspect.

Bedroom Two 13'5" x 8'11" (4.10 x 2.73)
With fitted double wardrobe and window to rear aspect.

Bedroom Three 13'4" x 9'8" (4.08 x 2.96)
With dou9ble aspect windows to front and back aspects, fitted dou9ble wardrobes and loft access hatch.

Bedroom Four 12'5" x 7'9" (3.81 x 2.38)
Fitted storage cupboard and window to front aspect.

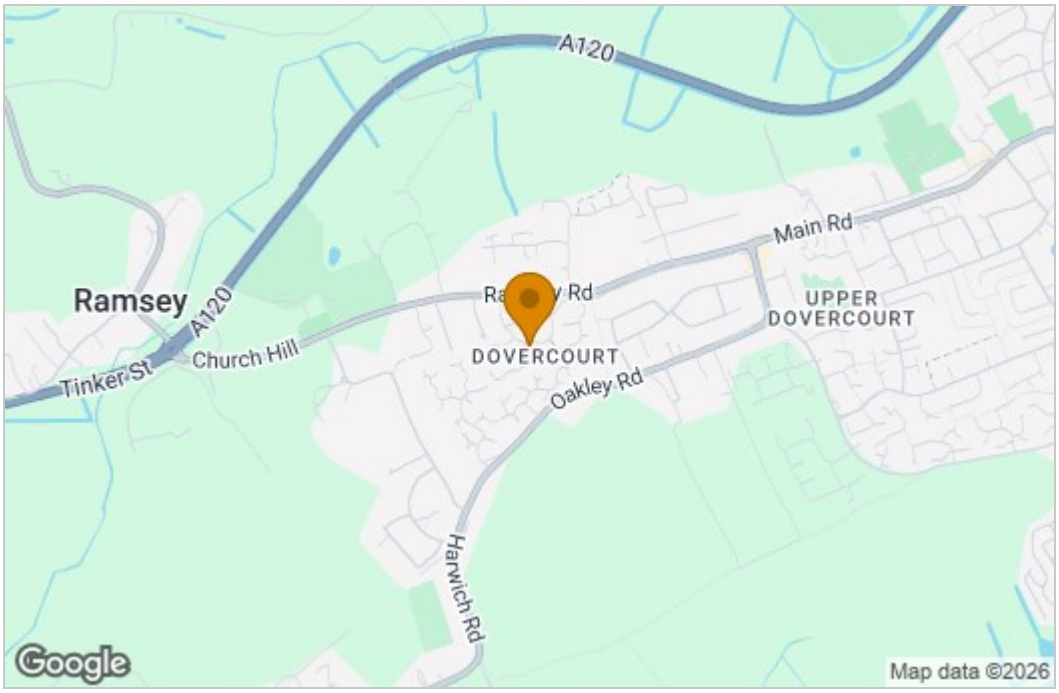
Family Bathroom 7'10" x 6'9" (2.40 x 2.08)
Modern suite comprising:- panelled bath with mixer tap and wall mounted shower attachment, shower cubicle, pedestal wash basin, low level WC, extractor, part tiled walls and obscured window to rear aspect.

Outside Areas:-
To the front of the property a block paved driveway offering off-road parking, path to front door and a landscaped area mainly laid to shingle, gated side access.
The property benefits from 2 garages the smaller of which is suitable for extra storage.

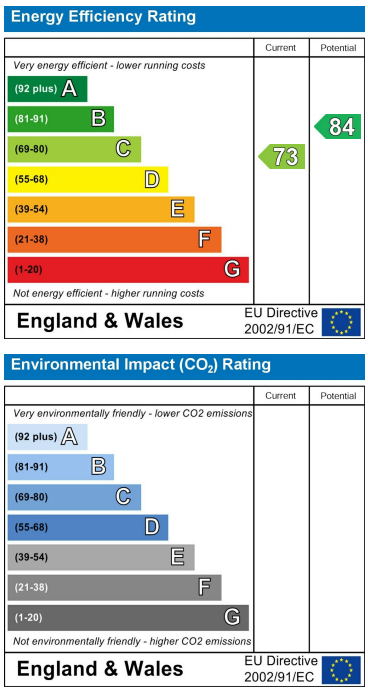
The generous rear garden is mainly laid to lawn but also benefits from a wrap around patio, 2 raised decked areas, access door to garage and a wooden summer house with storage at the rear of the garden.

Floor Plan

Area Map



Energy Efficiency Graph



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