



**FORTUNE & COATES**

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## 96 Doulton Close, Harlow, CM17 9RH

Guide price £450,000

Fortune and Coates are delighted to welcome to the market this lovely three bedroom semi detached family home situated in the highly sought after and popular location of Doulton Close, Church Langley, Harlow.

This home is being presented to a high standard throughout and comprises an inviting entrance hallway with stairs that lead to the first floor. The spacious lounge/diner features dual aspect windows, with the modern kitchen featuring an array of wall and base units with integrated oven, hob and wine fridge and plenty of cupboard space and door to the rear garden. There is also the added benefit of a cloakroom/W.C, and utility/play room, just off of the kitchen which is an ideal second reception room.

Upstairs, the first floor features the primary bedroom that features bay window, en-suite shower room with built in cupboards in the hallway to the en-suite. The two

### Entrance Hall

With ceiling lighting, smoke alarm, stairs rising to first floor landing, wall mounted fuse board, tiled flooring and door through to:

### Living room/ Dining Area 22'7" x 9'9" (6.88m x 2.97m)

With window to front and feature bay window to rear, wall mounted radiators, under stairs storage cupboard, TV, telephone and power points, ceiling and wall mounted lighting, tiled flooring and door through to:

### Kitchen

Presenting the perfect ratio of eye and base level cupboards and drawers with complimentary stone work surface with a 1 ½ bowl single drainer composite sink unit with mixer tap, four-ring induction hob with Neff oven and extractor fan above, tiled surround, window to rear, cupboard housing Vaillant boiler, integrated dishwasher, integrated wine cooler, ceiling lighting, contemporary wall mounted radiator, tiled flooring, further door to rear patio and decking beyond and doors and openings to rooms.

### Cloakroom

Offering a low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, ceiling lighting, obscure window to rear and tiled flooring.

### Utility/ Playroom

With recess, plumbing and power for washing machine, tumble dryer and fridge freezer, solid oak flooring, ceiling lighting, wall mounted radiator and window to front.

### First Floor Landing

Ceiling lighting, smoke alarm, access to loft, linen cupboard, fitted carpet and doors to rooms.

### Master Bedroom 10'10" x 9'10" (3.30m x 3.00m)

Feature bay window to front, inset ceiling downlighting, wall mounted radiator, TV, telephone and power points, fitted carpet, 'his' and 'hers' built-in wardrobes and door through to en-suite.

### En-suite

Fully tiled and glazed shower cubicle, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, obscure window to front, chromium heated towel rail, full tiled surround, inset ceiling downlighting, extractor fan, tiled flooring and mirrored wall mounted vanity unit.

### Bedroom Two 9'6" x 7'11" ( 2.90m x 2.41m)

View of rear garden, from the window, inset ceiling downlighting, wall mounted radiator, TV and power points and fitted carpet.

### Bedroom Three 11'7" x 6'4" (3.53m x 1.93m)

View overlooking rear garden from window, wall mounted radiator, inset ceiling downlighting, fitted carpet and power points. Currently used as walk-in wardrobe with built-in shelving and hanging rails.

### Family Bathroom

Presenting a three-piece suite of tile enclose bath with mixer tap and shower attachment over, full tiled surround with glazed screen, wash hand basin with mixer tap, low level WC with integrated flush, chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan and tiled flooring.

### Loft 21'10" x 7'5" (6.65m x 2.26m)

Sides of the loft offers two velux windows, , inset ceiling downlighting, fitted carpet, an array of power points and TV points, currently set up as a home cinema area with opening into storage.

### Eaves Storage 10'7" x 8'1" (3.23m x 2.46m)

With continuation of fitted carpet.

### Home Office 20'0" x 12'2" (6.10m x 3.71m)

Providing inset ceiling downlighting, wood effect laminate floor, wall mounted radiator and an array of TV and power points.

### Front of Property

Entering via a block paved driveway which offers off street parking comfortably for two vehicles with your very own side gate leading to rear garden.

### Rear Garden approximately 30" square (approximately 9.14m square)

Low maintenance and perfect for entertaining, this garden provides the perfect ratio of patio, lawn and a raised and covered decked area, outside lighting and water, all retained by close boarded fencing with pathway leading to the home office.

# Floor Plan

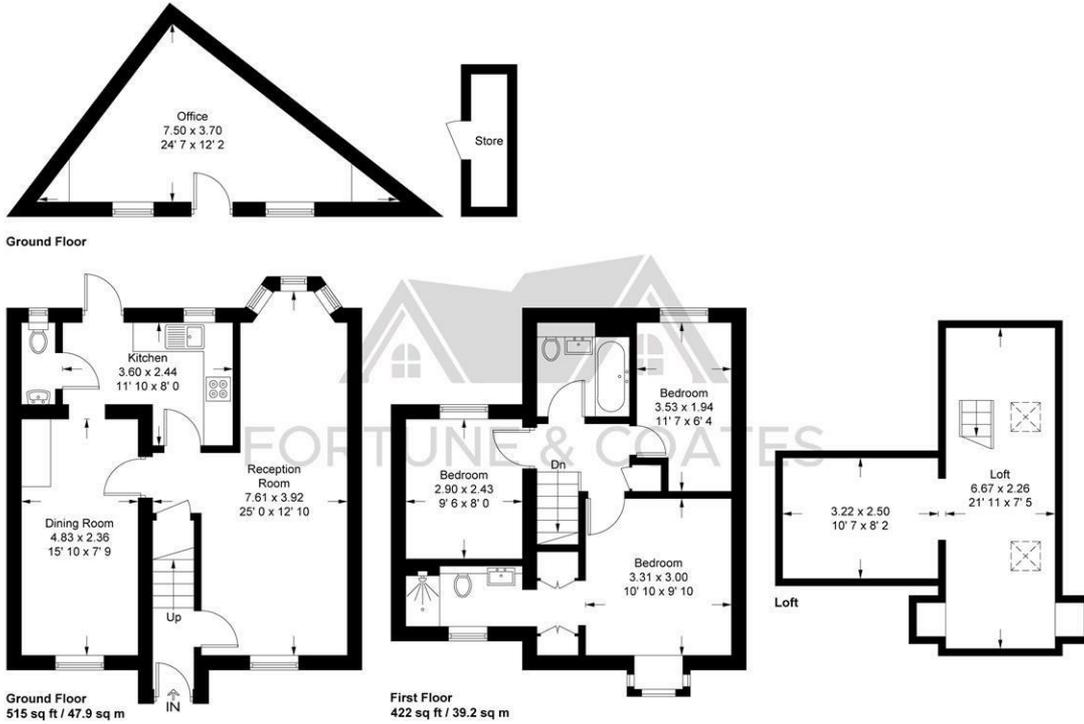
## Doulton Close

Approximate Gross Internal Area = 937 sq ft / 87.1 sq m  
(Excluding Loft)

Office = 151 sq ft / 14 sq m

Store = 23 sq ft / 2.1 sq m

Total = 1111 sq ft / 103.2 sq m

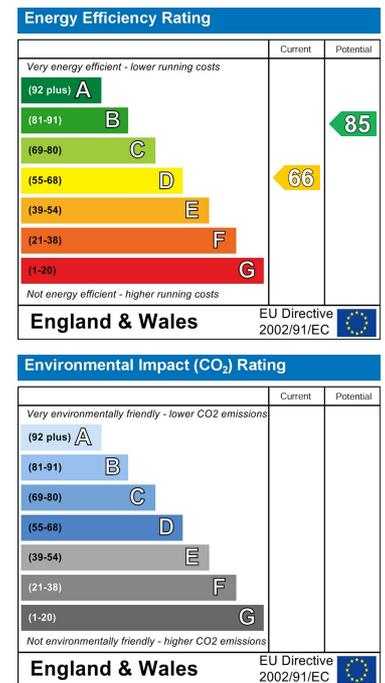


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# Area Map



# Energy Efficiency Graph



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