RE/MAX PROPERTY HUB









15 Arderne Close, Harwich, CO12 4UJ

Asking price £235,000

Situated in a peaceful and popular residential area with no passing traffic, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, together with an excellent location within walking distance of the beach, seafront and local schools.

The property features three good-sized bedrooms, a modern family bathroom and a generous 21ft lounge/diner, complemented by a fitted kitchen and an impressive 18ft utility/lobby room spanning the full width of the property, providing excellent additional space and versatility.

Externally, the property benefits from front and rear gardens, with a garage situated to the rear, off-road parking and gated access. The combination of its generous accommodation, peaceful setting and proximity to the beach, seafront and schools makes this an excellent family home.

Storm Porch
UPVC opaque glazed window and door leading to a further entrance door

Entrance Hall
Stairs to first floor, under stairs storage cupboard, doors through to lounge and kitchen

Lounge/Diner 21'8" x 9'0" (6.61 x 2.75)
With windows to both front and rear aspects.

Kitchen 8'11" x 8'10" (2.72 x 2.71)
Fitted with a modern range of Shaker style wall and base units, one and a half bowl ceramic sink/drainer with mixer tap, spaces for cooker, dishwasher and fridge/freezer, complimentary wall tiling, serving hatch, window and door leading out to:-

Utility/Lobby Room 18'8" x 4'7" (5.69 x 1.42)
Worktop and under counter space for washing machine and tumble dryer, windows to rear aspect and back door leading to garden.

First Floor Landing
With window to side aspect, loft access hatch and doors to all 3 bedrooms and bathroom.

Bedroom 1 11'3" x 10'10" (3.44 x 3.31)
Window to front aspect.

Bedroom 2 10'9" x 8'7" (3.29 x 2.62)
Built in cupboards, airing cupboard (housing gas boiler - approx. 4 years old), window to rear aspect.

Bedroom 3 7'3" x 6'5" (2.23 x 1.96)
Window to front aspect.

Family Bathroom 7'4" x 5'6" (2.24 x 1.69)
Modern suite comprising:- panelled bath with wall mounted shower and glass screen, part tiled walls, low level WC, wash basin with vanity storage, wall mounted towel radiator, extractor, opaque window to rear aspect

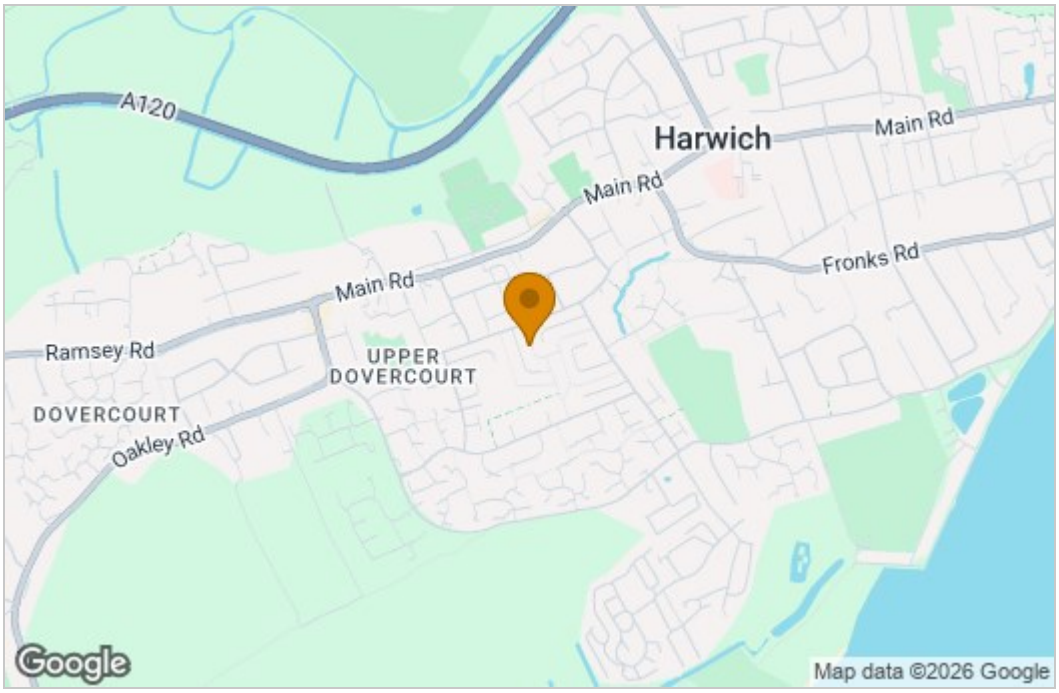
Outside Areas:-
The front of the property is mainly laid to lawn with a pathway leading to front door, gated side access to rear garden.

To the rear a single brick built garage with personnel door leading to rear garden and off road parking for 2 vehicles.
The back garden is mainly laid to lawn and fully enclosed by wooden fencing, access gate to rear and side.

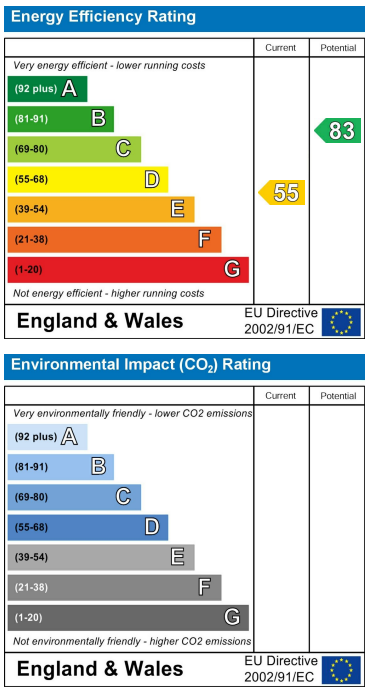
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tendring,
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk https://remax.uk/associates/MelClarke