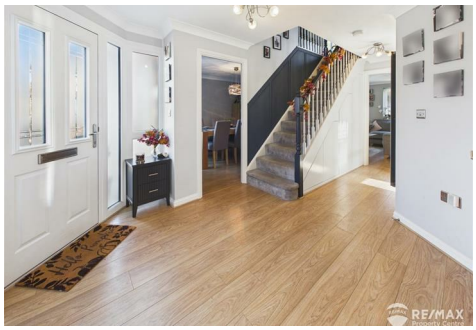
RE/MAX PROPERTY HUB









# 9 Parade Drive, Harwich, CO12 5FB

## Guide price £440,000

**GUIDE PRICE: £440,000 - £450,000**

This beautifully presented and immaculate family home offers versatile and spacious accommodation, ideally suited to a larger or growing family. Positioned in a sought-after and peaceful cul-de-sac, the property provides an excellent balance of generous living space, practical features and attractive outdoor areas.

The accommodation comprises four/five bedrooms, a spacious lounge, separate dining room, kitchen/breakfast room, utility/laundry room, study and ground floor WC. There is also a modern family bathroom and the added benefit of two en-suite shower rooms, providing excellent flexibility for family living and guests. Externally, the property benefits from ample off-road parking and gardens extending to the side and rear. The attractive outdoor space includes a patio seating area, raised decked sun-lounging area and useful vegetable patches, providing excellent areas for entertaining, relaxing and gardening.

Beautifully maintained throughout and offering a versatile layout, this superb family home is ready to move straight into and is not to be missed. Early viewing is highly recommended, awaiting updated EPC.

## Entrance Hall
Spacious and welcoming, UPVC part glazed entrance door, side lights, internal doors to all ground floor rooms, stairs to first floor, attractive wall panelling, under stairs storage cupboards.

## Dining Room 11'7" x 9'4" (3.55 x 2.85)
Window to front aspect and oak double doors accessing lounge.

## Lounge 14'0" x 12'2" (4.28 x 3.71)
Media wall with wall panelling, alcove lighting and storage cupboards, Oak double doors leading through to dining room, UPVC patio doors out to rear garden, window to rear aspect.

## Kitchen/Breakfast Room 18'1" x 8'3" (5.52 x 2.53)
Modern gloss base and wall units, inset sink with mixer tap and drainer, induction hob with extractor, built in double oven, integrated dishwasher, fridge & freezer, breakfast bar with under storage, complimentary wall tiling, windows to rear and side aspect, UPVC obscured door leading to garden.

## Utility/Laundry Room 7'5" x 6'3" (2.27 x 1.91)
Matching wall and base units, inset sink with mixer tap, under counter spaces for washing machine and tumble dryer, window to side aspect.

## GF WC
Low level WC, wash basin with vanity storage, tiled splashback, obscure window to side aspect.

## Study 9'6" x 8'5" (2.92 x 2.57)
Window to front aspect, obscured UPVC door to side aspect, internal door through to:-

## Reception/GF Bedroom 15'9" x 11'11" (4.81 x 3.65)
Versatile reception room which could also be used as a GF bedroom if desired, large storage cupboard, 2 windows to front aspect.

## First Floor Landing
Doors to all 4 bedrooms and family bathroom, loft access hatch.

## Master Bedroom 15'5" x 13'3" (4.72 x 4.06)
One wall of fitted wardrobes, attractive wall panelling, windows to front aspect, dressing area with feature wall panelling, door leading through to:-

## En-Suite Shower Room
Suite comprising:- double walk in shower with glass screen, low level WC, was basin in vanity unit, heated towel radiator, filly tiled walls, obscured window to side aspect.

## Bedroom Two 13'8" x 8'9" (4.17 x 2.69)
Window to rear aspect, door leading to:-

## En-Suite Shower Room
Suite comprising:- double shower cubicle, pedestal wash basin, low level WC, obscured window to side aspect.

## Bedroom Three 10'4" x 8'9" (3.17 x 2.68)
Window to rear aspect.

## Bedroom Four 11'1" x 7'6" (3.40 x 2.30)
Window to front aspect, built in storage cupboard.

## Family Bathroom
Bath with shower attachment, sink in vanity unit, low level WC, heated towel radiator, fully tiled walls, obscured window to side aspect.

## Outside Areas:-
To the front of the property a block paved driveway allowing off road parking, gated access to the side garden area.

To the side a fully enclosed gated and paved area leads onto vegetable patch and the rear garden.

The generous rear garden is mainly laid to lawn with paved patio, raised decking seating area ideal for entertaining, outside tap and wooden storage shed.

## Floor Plan




RE/MAX Property Centre

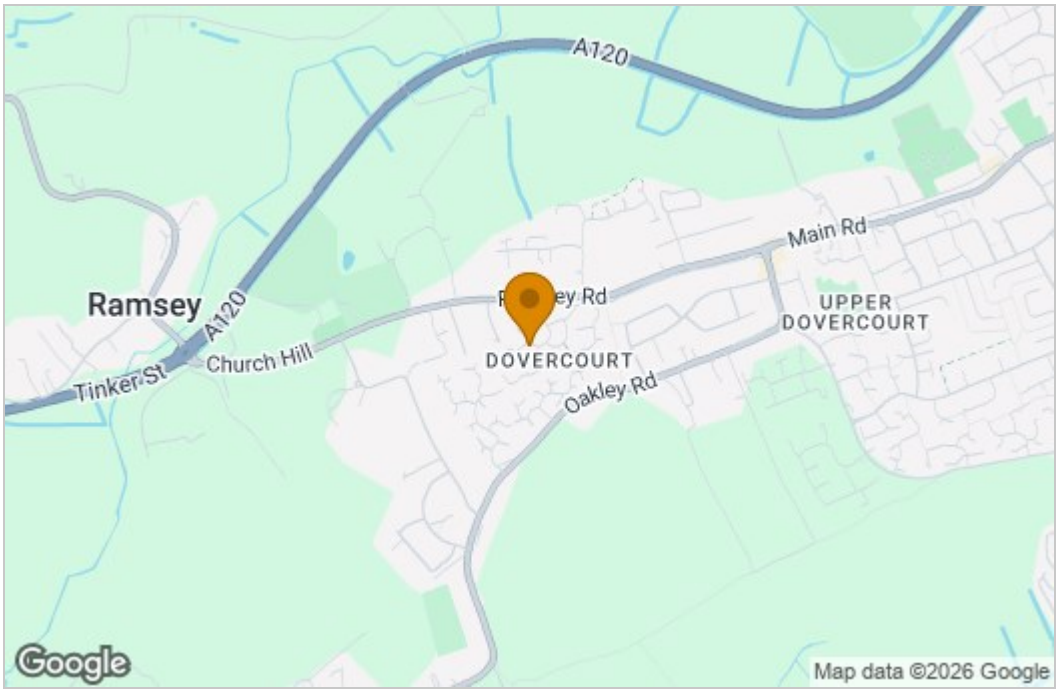
Approximate total area(1)
1595 ft²
148.1 m²

(1) Excluding balconies and terraces

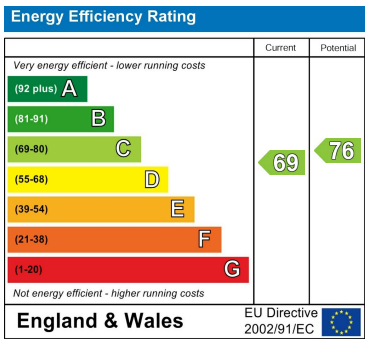
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

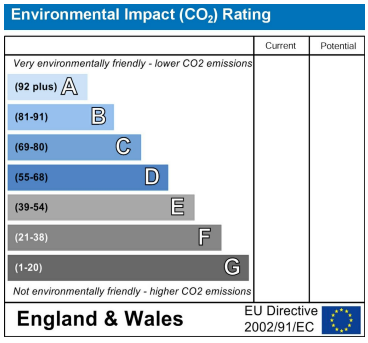
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## Area Map




## Energy Efficiency Graph




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