RE/MAX PROPERTY HUB









21 Highfield Avenue, Harwich, CO12 4DP

Asking price £390,000

Situated in a sought-after location just a short stroll from the seafront and local schools, this well-presented detached family home offers spacious and versatile accommodation ideal for modern family living. The property comprises four bedrooms, a comfortable lounge, modern fitted kitchen, separate utility room, second reception/dining room, conservatory, ground floor WC, shower room and separate WC.

Externally, the property benefits from a generous driveway providing ample off-road parking, a garage and a fantastic-sized rear garden, offering plenty of space for outdoor entertaining and family enjoyment.

Further benefits include solar panels, cavity wall insulation, gas central heating via a combi-boiler and full double glazing throughout. An excellent opportunity to acquire a spacious and well-located family home with the seafront, schools and local amenities all within easy reach.

Entrance Porch
UPVC double glazed door to front, original wooden door with lead lights.

Entrance Hall
With original parquet flooring, stairs to first floor, under stairs storage cupboard, obscured window to side aspect and internal doors leading to lounge, kitchen and second reception/dining room.

Lounge 15'8" x 13'9" (4.78 x 4.21)
With bay window to front aspect and feature fireplace housing electric fire.

Reception Room/Dining Room 13'10" x 11'5" (4.23 x 3.50)
With wall mounted feature gas fire, bay window to side aspect and opening through to:-

Conservatory 11'3" x 8'3" (3.44 x 2.54)
With windows to side and rear and French doors leading out to rear garden.

Kitchen 11'4" x 8'11" (3.46 x 2.72)
Newly fitted in 2022, Matching gloss wall and base units, stainless steel sink, drainer and mixer tap, integrated dishwasher, fitted oven, gas hob and extractor hood, built in pantry cupboard, complimentary wall tiling and window to side aspect.

Utility
Space and plumbing for washing machine, spaces for fridge freezer and tumble dryer, window to side aspect.

GF WC
Accessed via an internal lobby, low level WC, obscured window to side aspect.

First Floor Landing
With obscured window to side aspect, doors to all rooms, loft access hatch.

Master Bedroom 15'10" x 11'4" (4.85 x 3.47)
With bay window to front aspect.

Bedroom Two 13'10" x 9'8" (4.24 x 2.95)
Double aspect windows to rear and side, fitted storage cupboards, one of which housing combi boiler (approx. 2 years old).

Bedroom Three 9'10" x 8'4" (3.00 x 2.55)
Window to front aspect.

Bedroom Four 8'11" x 8'7" (2.74 x 2.64)
Window to side aspect.

Shower Room 5'9" x 5'6" (1.76 x 1.68)
Newly fitted suite comprising:- corner shower, sink in vanity unit, heated towel radiator, built in storage unit and obscured window to side aspect.

Seperate WC
With dado rail, low level WC and obscured window to side aspect.

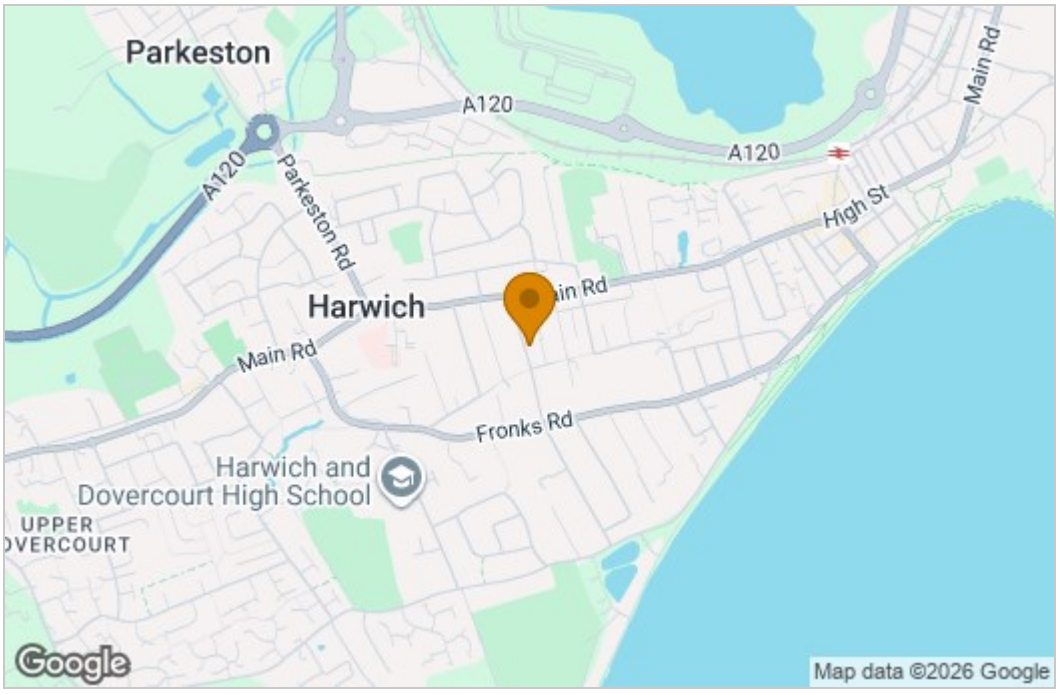
Outside Areas:-
To the front of the property a generous driveway allowing off-road parking for multiple vehicles, a single garage with electric roller door.

The fully enclosed rear garden commences with a paved patio area with steps leading down to a lawn, greenhouse, wooden summer house (power connected), outside tap, gated side access.

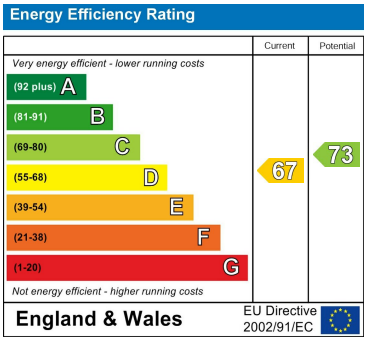
Floor Plan

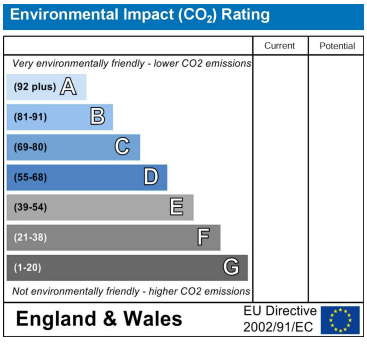


Area Map



Energy Efficiency Graph





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