RE/MAX PROPERTY HUB

6 Hall Lane, Harwich, CO12 3TE

Asking price £360,000

** Guide Price £360,000 - £370,000 **

** No Onward Chain - Vacant Possession **

Set back from the road in an elevated position, this beautifully presented detached family home occupies a highly sought-after location, just a short stroll from the beach, seafront, local schools and everyday amenities.

The property offers generous and well-balanced accommodation throughout, including a spacious kitchen/family room, comfortable lounge, entrance porch, ground floor WC, three double bedrooms and a family bathroom, making it an ideal home for families or those seeking coastal living with convenience.

Externally, the home benefits from ample off-road parking, a garage and a fully enclosed generous rear garden, providing an excellent space for both relaxing and entertaining. Rarely available in such a desirable position, early viewing is highly recommended.

Entrance Porch
With window to side aspect offering sea views, solid oak entrance door leading to:-

Entrance Hall
A spacious entrance to the home with stairs to first floor, under stairs storage cupboard, windows to front and side aspects, doors to GF WC and through to kitchen/family room

GF WC
Low level WC and wall mounted corner wash basin

Kitchen/Family Room 19'3" x 11'2" (5.88 x 3.41)
Fitted with a matching range of wall and base shaker style units, integrated fridge and dishwasher, built in electric oven, induction hob with extractor hood, inset stainless steel one and a half bowl sink and drainer with mixer tap, 2 triple windows to rear aspect, window to side aspect, back door leading to garage and rear garden, opaque glazed French doors leading through to lounge

Lounge 14'0" x 11'1" (4.29 x 3.40)
With triple window to front aspect and double sliding doors leading to rear garden

First Floor Landing
With Dorma window to front aspect, loft access hatch, airing cupboard (housing hot water tank) and doors to all 3 bedrooms and bathroom

Bedroom 1 11'11" x 11'3" (3.65 x 3.44)
With 2 fitted double wardrobes and double aspect windows to rear and side aspects

Bedroom 2 11'3" x 8'5" (3.43 x 2.58)
With double aspect windows to both side and rear aspects, 2 x built in storage cupboards

Bedroom 3 11'1" x 8'7" (3.38 x 2.64)
With double aspect windows to both side and rear aspects, 2 x built in storage cupboards

Bathroom 7'1" x 5'6" (2.16 x 1.70)
Suite comprising:- panelled bath with wall mounted shower and glass screen, pedestal wash basin, fully tiled walls, low level WC, opaque window to side aspect

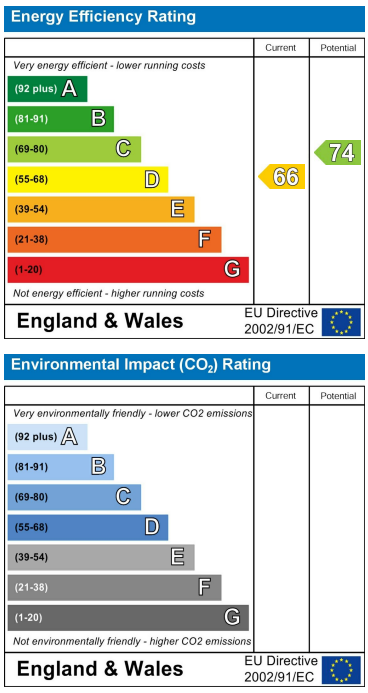
Outside Areas:
The home is in an elevated position and accessed via a block paved driveway, with raised planting borders to the side and front of the property, single garage accessed by oak double personnel doors (power & light connected) plus a vehicle inspection pit to the floor, side access to rear garden is available to both sides

The fully enclosed rear garden is well established with mature bushes and trees and benefits from 2 block paved patio areas perfect for entertaining, privacy hedging to both sides, planting borders, the rest is mainly laid to lawn, wooden children's play house to remain

Floor Plan

Area Map

Energy Efficiency Graph



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