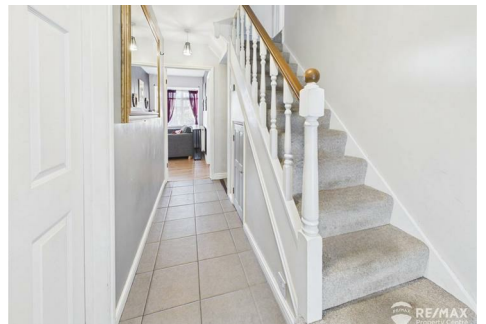




# RE/MAX

## PROPERTY HUB



## 90 Ashley Road, Harwich, CO12 4AP

### Asking price £400,000

This impressive double fronted detached family home has so much to offer including 2 versatile reception rooms, kitchen with pantry and outer lobby, GF WC/shower room, upstairs offers 4 bedrooms, the master bedroom also benefits from an adjoining dressing room which could be utilised as nursery with balcony overlooking the rear garden, a family bathroom plus a separate WC completes the first floor.

Further accommodation includes a 23' ground floor self contained annex with power, light and water connected, with front and rear access, this would lend itself to a multitude of uses.

Boasting a pleasant lawned garden to the front and a block paved driveway offering off road parking.

The generous rear garden is fully enclosed, mainly laid to lawn with a raised patio area, mature trees and shrubs including a mature apple tree, outside tap, outbuildings include a workshop (power & light connected), a further wooden storage shed, brick built log store and adjoining WC.

Ideally positioned in a central location, close to local schooling, shops and other local amenities.

### Entrance Porch

Part glazed front door, window to side aspect and a further door leading to:-

### Entrance Hall

Doors leading to sitting room and lounge, stairs to first floor, under stairs storage cupboard.

### Sitting Room/Dining Room 12'8" x 12'1" (3.88 x 3.70)

With bay window to front aspect, feature fireplace housing electric fire (not tested by agent), built in storage cupboards. low level plinth radiator.

### Lounge 16'1" x 12'0" (4.91 x 3.66)

Brick built open fireplace, bay windows to side aspect and UPVC French doors leading out to rear garden, internal door through to:-

### GF Cloakroom/Shower Room 10'3" x 2'9" (3.14 x 0.86)

Suite comprising:- shower cubicle (fully tiled walls), wash basin in vanity unit, low level WC, obscured window to side aspect.

### Kitchen 11'10" x 9'10" (3.63 x 3.02)

Fitted with a range of shaker style wall and base units, under unit lighting, one and a half bowl stainless steel sink & drainer, space for range style cooker, extractor hood, integrated dishwasher, spaces for fridge/freezer, washing machine and tumble dryer, pantry cupboard, wall mounted gas boiler (8/9 years old), complimentary wall tiling, window to front and rear aspects, internal door leading to lobby area/rear garden access.

### Annexe Accommodation 22'10" x 7'10" (6.98 x 2.40)

This self contained ground floor space has windows and access doors to both the front and rear, currently used as storage but could be adapted for a variety of uses as extra living accommodation, home office or business use! pedestal wash basin, power, light and water connected.

### First Floor Landing

Doors to all bedrooms, bathroom and WC, loft access hatch (insulated with power & light).

### Bedroom 1 14'9" x 10'7" (4.52 x 3.23)

With bay window to front aspect, fitted wardrobes, opening through to:-

### Dressing Room/Nursery 18'3" x 9'1" (5.57 x 2.77)

Windows to front, side and rear aspects, UPVC French doors leading out to the balcony with far stretching views to the rear.

### Bedroom 2 11'11" x 9'10" (3.64 x 3.01)

Double aspect windows to front and rear, seperate loft access hatch.

### Bedroom 3 11'0" x 10'5" (3.37 x 3.18)

Window to rear aspect, built in double wardrobe.

### Bedroom 4 7'7" x 7'4" (2.33 x 2.25)

Window to rear aspect.

### Family Bathroom 7'3" x 5'9" (2.21 x 1.76)

Suite comprising:- panelled bath with centralised taps, wall mounted shower, complimentary wall tiling, pedestal wash basin, extractor, window to front aspect.

### Seperate WC

Low level WC, part tiled walls, obscured window to side aspect.

### Outside Areas:-

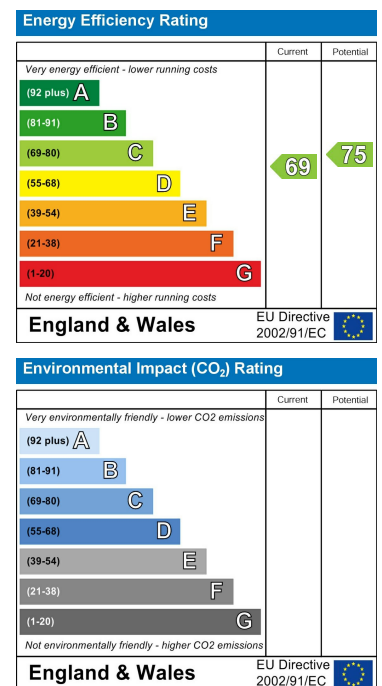
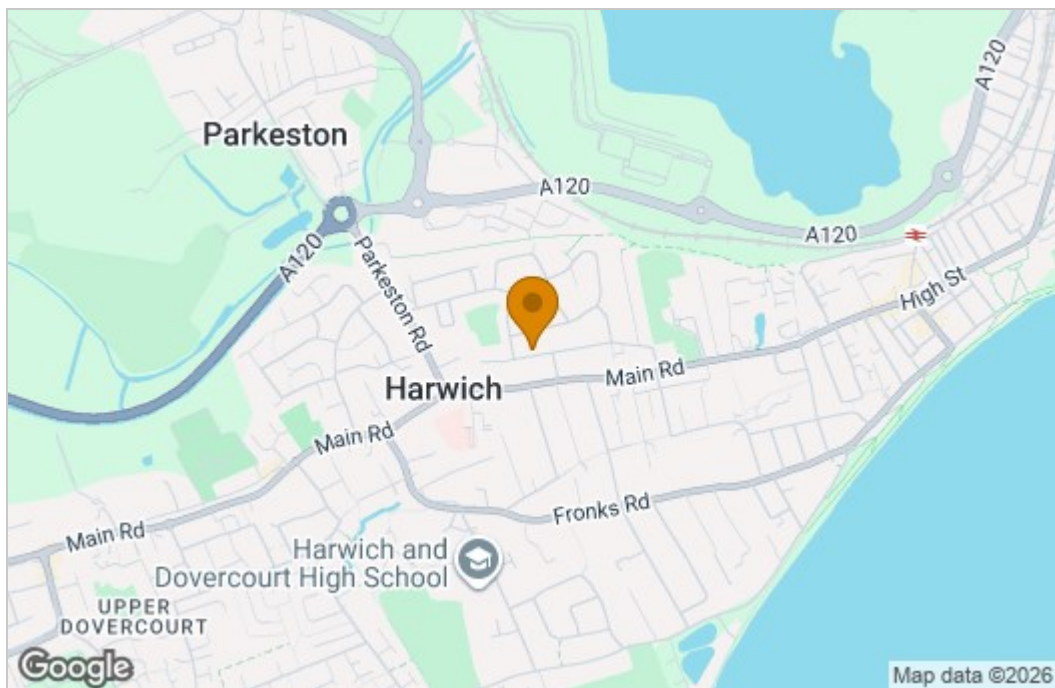
Pushed bath from the road and boasting a pleasant lawned garden to the front, pathway to front door, and a block paved driveway offering off road parking, gated access to the rear.

The generous rear garden is fully enclosed, mainly laid to lawn with a raised patio area, mature trees and shrubs including a mature apple tree, outside tap, outbuildings include a workshop (power & light connected), a further wooden storage shed, brick built log store and adjoining WC.

## Floor Plan



## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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