



RE/MAX

PROPERTY HUB



37 Parade Drive, Harwich, CO12 5FB

Asking price £325,000

Situated at the end of a peaceful cul-de-sac, this well-presented detached home offers spacious and versatile accommodation, making it an ideal choice for couples and growing families alike. Enjoying a desirable position, the property combines comfortable living with a private south-west facing garden and excellent off-road parking.

The accommodation comprises a welcoming lounge, spacious kitchen/diner, bright conservatory, convenient ground floor WC, three well-proportioned bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Thoughtfully arranged throughout, the property provides an excellent balance of living and bedroom space for modern family life.

Externally, the home benefits from a detached garage and block-paved driveway providing off-road parking, together with gated side access to the rear garden. The attractive south-west facing garden has been designed for both relaxation and entertaining, featuring a patio seating area, lawn, raised planter beds and a further decked seating area to the rear, perfect for enjoying the afternoon and evening sunshine. Further benefits include a gas-fired boiler fitted approximately 2-3 years ago. Early viewing is highly recommended.

Entrance Hall

Part glazed composite entrance door, stairs to first floor, doors through to lounge, kitchen and GF cloakroom

GF Cloakroom

low level WC, wash basin, opaque window to side aspect

Lounge 14'10" x 10'9" (4.53 x 3.29)

With window to front aspect and door leading through to dining area and another to entrance hallway

Kitchen 10'9" x 8'0" (3.30 x 2.46)

Fitted with a modern range of wall and base units, stainless steel circular sink and drainer with mixer tap, built in oven, gas hob and extractor hood, built in wine rack, spaces for fridge/freezer, washing machine and dishwasher, with window to rear aspect overlooking the garden

Dining Room 10'2" x 8'11" (3.12 x 2.72)

With double glazed patio doors leading through to:-

Conservatory 11'0" x 10'2" (3.36 x 3.12)

UPVC construction with windows and French doors leading out to rear garden

First Floor Landing

With doors to all 3 bedrooms and bathroom, loft access hatch and obscured window facing side aspect

Master Bedroom 11'0" x 9'9" (3.37 x 2.99)

With fitted triple wardrobes, window to front aspect and door leading through to:-

En-Suite Shower Room 5'11" x 5'8" (1.82 x 1.73)

Suite comprising:- low level WC, shower cubicle, wash hand basin with vanity storage under, wall mounted towel radiator, fully tiled walls and obscured window to front aspect

Bedroom 2 9'9" x 8'3" (2.98 x 2.54)

With window facing rear aspect

Bedroom 3 8'11" x 8'5" (2.74 x 2.59)

With window facing rear aspect

Bathroom 7'1" x 5'6" (2.16 x 1.68)

Modern suite comprising:- panelled bath with mixer taps and shower attachment, pedestal wash basin, low level WC, complimentary wall tiling and obscured window to side aspect

Outside Areas:

To the front of the property a lawned area, block paved driveway allowing off-road parking and access to the brick built garage (power & light connected), gated side access

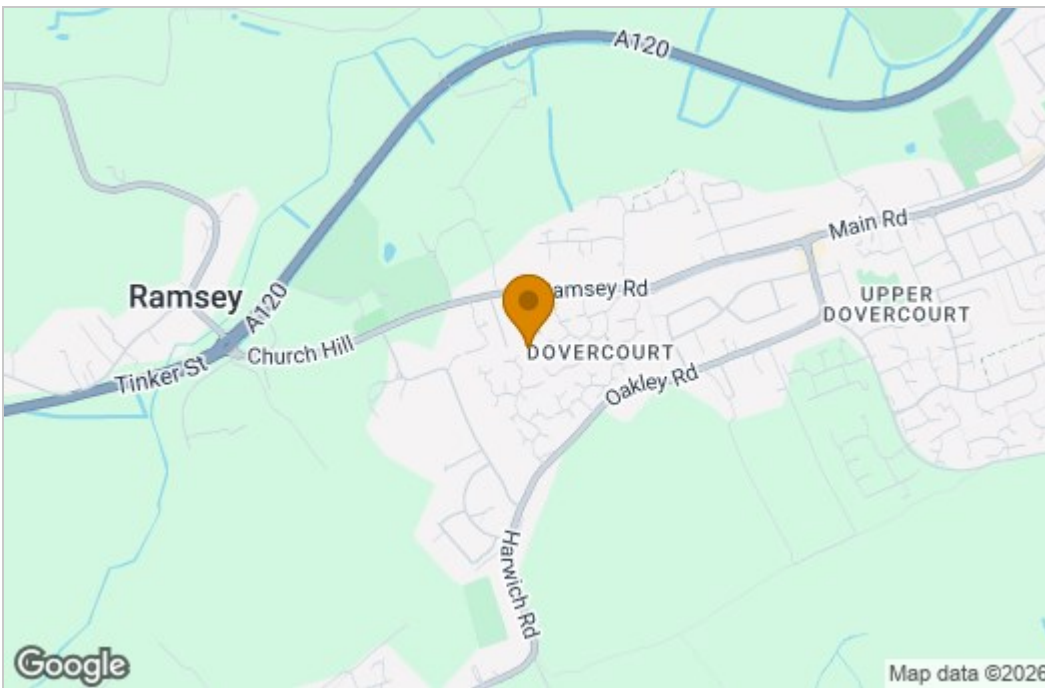
The attractive sunny aspect rear garden is mainly laid to lawn but also offers a paved patio area and a

further raised decking space perfect for entertaining!, with personnel door access to the garage and shingled planter areas

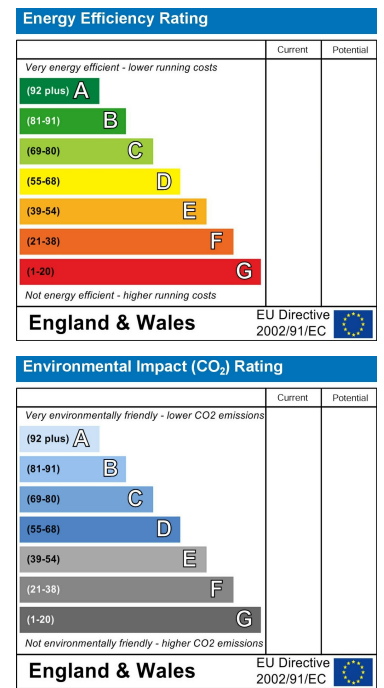
Floor Plan



Area Map



Energy Efficiency Graph



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