



**The Saltings Station Lane, Harwich CO12 3QL**

**welcome to**

## **The Saltings Station Lane, Harwich**

**\*\*GUIDE PRICE £390,000-£410,000\*\***

This stunning detached house is ideally located for easy access to the train station, sea front and local shops. Viewing is highly recommended to appreciate the spacious accommodation on offer.



## **Ground Floor Entrance Hall**

Entered via the front door with doors to the study, garage, bedroom four and a door to the garden, radiator and wood and steel staircase with a bespoke glass balustrade rising to the first floor.

## **Shower Room**

WC, wash hand basin, shower cubicle, radiator and double glazed window to the rear.

## **Study**

9' 5" x 9' 5" ( 2.87m x 2.87m )

Radiator and Double glazed window to the front.

## **Bedroom Four**

7' 8" x 6' ( 2.34m x 1.83m )

Radiator and double glazed window to the rear.

## **Double Integral Garage**

20' x 15' 8" ( 6.10m x 4.78m )

With light and power and up and over door.

## **First Floor**

### **Dining Area**

17' 3" x 15' ( 5.26m x 4.57m )

A bright and spacious open plan space with a double glazed window to the front and radiator with space for a dining room table and chairs, leading through to the kitchen and lounge.

## **Kitchen**

13' 8" x 7' 3" ( 4.17m x 2.21m )

A fitted kitchen with a range of matching wall and base units, sink basin with mixer tap and drainer, gas hob, oven, space for under counter appliances, radiator and double glazed window to the rear.

## **Lounge**

17' 1" x 13' 7" ( 5.21m x 4.14m )

A large bright room with stunning views over the River Stour towards Shotley with double glazed windows to the front and rear, feature fireplace and French doors opening to the balcony.

## **Second Floor Master Bedroom**

17' 11" max x 18' 4" ( 5.46m max x 5.59m )

A large bright and spacious room with a radiator, double glazed windows to the front and rear, French doors lead to the balcony with stunning views over the River Stour towards Shotley.

## **En-Suite**

9' 7" x 5' 3" ( 2.92m x 1.60m )

WC, wash hand basin, shower, radiator and double glazed window to the rear.

## **Bedroom Two**

10' 6" x 9' 4" ( 3.20m x 2.84m )

Double glazed window to the front and radiator.

## **En-Suite**

WC, wash hand basin and shower cubicle.

## **Bedroom Three**

8' 7" x 7' 1" ( 2.62m x 2.16m )

Double glazed window to the rear and radiator.

## **Bathroom**

10' 6" x 4' 7" ( 3.20m x 1.40m )

WC, wash hand basin, bath, radiator and double glazed window to the rear.

## **Garden**

The property is approached via a block paved driveway to the front providing off road parking. The garden to the rear has been well looked after with a patio area and greenhouse, steps lead up to a further patio area with pergola with a range of beautiful flower and shrub borders, a further path winds to the top of the garden with further flower and shrub borders.



***view this property online*** [williamhbrown.co.uk/Property/HAW110089](http://williamhbrown.co.uk/Property/HAW110089)



welcome to

## The Saltings Station Lane, Harwich

- Stunning Estuary Views
- Well-presented throughout
- Garage and Driveway
- Flexible Accommodation
- Walking distance to Train Station

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£390,000 - £410,000**



**view this property online** [williamhbrown.co.uk/Property/HAW110089](http://williamhbrown.co.uk/Property/HAW110089)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HAW110089 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

william h brown



**01255 503125**



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD



**williamhbrown.co.uk**