



**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 Intgeral 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.



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## 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**



Please note the marker reflects the postcode not the actual property

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