



# RE/MAX

## PROPERTY HUB



**3 Gravel Hill Way, Harwich, CO12 4UN**

**Price £370,000**

This Well Presented Detached family home in a sought after area, offers 4 great size bedrooms, 28' kitchen/diner, 21' lounge with access to rear garden, ground floor WC, family bathroom, a large block paved driveway allowing off road parking for many vehicles, plus the added bonus of a 30' garage/gymnasium with access to the rear in the low maintenance garden

Being sold with NO ONWARD CHAIN

EPC: C

Council Tax Band: D

### Entrance Hall

With storage cupboard, stairs to first floor, opening through to kitchen/diner and lounge

### GF Cloakroom

Low level WC, corner wash basin and obscure window to side aspect

### Kitchen/Diner 27'11" x 15'1" (8.51 x 4.60)

Fitted with a modern range of wall and base units, stainless steel sink/drainers with mixer tap, built in double oven, gas hob, extractor hood, dishwasher, plumbing and space for washing machine and fridge freezer, complimentary wall tiling, window and UPVC double glazed door leading to rear garden

### Lounge 21'9" x 11'1" (6.63 x 3.38)

With bi-folding doors overlooking rear garden and a window to front aspect - newly laid carpet

### First Floor Landing

With doors to all 4 bedrooms and bathroom, loft access hatch and airing cupboard (housing water tank) newly laid carpet

### Bedroom 1 14'3" x 12'0" (4.36 x 3.67)

Fitted with a range of furniture including 2 x double wardrobes, headboard and wall lights, a further double fitted wardrobe and 8 x drawer set, window to front aspect, newly laid carpet

### Bedroom 2 10'3" x 9'6" (3.13 x 2.92)

Fitted bedroom furniture storage cabinets, window to rear aspect, newly laid carpet

### Bedroom 3 11'11" x 8'7" (3.64 x 2.64)

With storage cupboard and window to front aspect

### Bedroom 4 9'7" x 7'10" (2.93 x 2.39)

Fitted with bedroom furniture including cupboards and drawers, window to rear aspect, newly laid carpet

### Family Bathroom 8'0" x 6'5" (2.45 x 1.98)

Suite comprising:- bath with wall mounted shower and screen, fully tiled walls, low level WC, wash hand basin with vanity storage underneath, heated towel radiator and obscure window to rear aspect

### Outside Areas:-

The front of the property benefits from a large driveway allowing ample off road parking, artificial grass, gated side access to the rear

The low maintenance rear garden is fully enclosed, paved patio area, artificial grass, a further raised decked area, shingled planter beds, gated rear access to the rear

The 30' brick built garage could be used for a variety of uses including a gymnasium, power and light connected, electric door to the rear, window to the side and a personnel door to the rear garden

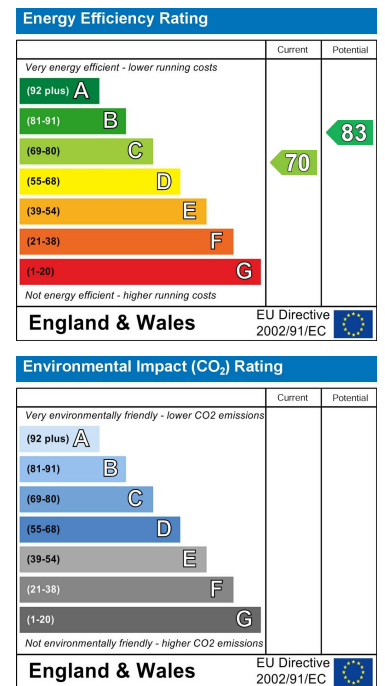
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

Tending,  
 Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>