



RE/MAX

PROPERTY HUB



60 Rectory Road, Harwich, CO12 5LA

Guide price £475,000

** Guide Price £475,000 - £500,000 ** Located in the sought after village of Little Oakley, backing onto open fields and boasting glorious countryside views from the rear, with the unique benefit of a working salon ideal for working from home and a 15' summer house to enjoy, internally, with an impressive 24' kitchen/family room, lounge with bi-folds and log burner, Laundry/utility room, GF WC

To the first floor, 3 great size bedrooms, (dressing area to the master) plus a contemporary shower room

Outside a sweeping driveway and ample parking for many vehicles to the front of the property and a spacious rear garden overlooking fields

This family home has been extremely well maintained by the current owners and it's high specification finishes and attention to details are just a part of it's charm and character

EPC: C

Entrance Hall

Composite entrance door, internal doors to GF WC,, kitchen and utility room, storage cupboard, window to front aspect, stairs to first floor, opening through to lounge

GF WC

Contemporary counter top wash basin with vanity storage under, low level WC, heated towel radiator and opaque window to side aspect

Lounge 15'1" x 11'4" (4.62 x 3.46)

Attractive brick fireplace with inset log burning stove and mantel, open hatch to kitchen and bi-folding doors offering views to the rear

Kitchen/Family Room 24'7" x 11'11" (7.51 x 3.64)

Stunning, spacious and full of natural light, the Shaker style kitchen units offer an abundance of storage, butler sink with mixer tap, wooden work tops and upstand, built in double electric oven, gas hob and extractor, an integrated fridge and freezer, breakfast bar with seating space and storage under

The dining space/family room enjoys panoramic views from the two sets of bi-folding doors to both aspects, attractive wall panelling, recessed ceiling lighting

Laundry/Utility Room 7'9" x 7'3" (2.37 x 2.23)

Fitted with Shaker style wall and base units, ceramic sink/drainers with mixer tap, space for dishwasher, space for double stacked washing machine/tumble dryer, wooden worktop, window to front aspect and door leading to storage area

First Floor Landing

With doors to all 3 bedrooms and bathroom, airing cupboard housing water tank, loft access hatch (fully boarded /insulated) and window to front aspect

Bedroom 1 18'4" x 9'8" (5.61 x 2.97)

With dressing area, built in double wardrobe, built in storage cupboard, wall panelling to one wall, window to front aspect and French doors overlooking the rear with stunning views field views and a glazed Juliette balcony

Bedroom 2 11'3" x 9'6" (3.45 x 2.91)

With window to rear aspect, offering countryside views

Bedroom 3 10'10" x 6'9" (3.32 x 2.08)

With window to front aspect

Shower Room 8'1" x 6'5" (2.48 x 1.98)

Contemporary suite comprising:- double walk in shower with recess lighting and glass surround screen, counter top wash basin with in-built storage below, low level WC, feature towel radiator, wooden wall panelling, opaque window to rear aspect

Outside Areas:

To the front of the property a sweeping shared driveway and a large block paved parking area allowing off road parking for many vehicles, lawned area and dividing privacy hedging, gated access to the rear garden

The rear garden commences with a large porcelain slate patio area, log store, outside tap, an L shaped established lawn, access doors to summer house, salon and storage room, covered BBQ area with under counter fridge. To the rear of the garden a raised, decked seating area, the open fences allow enjoyment of the stunning views across the fields

Outbuildings:-

Summer House (4.76 x 2.91m) - With bi-folding doors to one side and a window to the rear, power and light connected

Salon/Study (3.52 x 2.41m) - Perfect for running a home business! accessed via French doors, with fully plumbed sink basin, power and light connected, skylight

An additional storage room adjoins the salon and can be accessed by personnel doors to the front and rear of the property

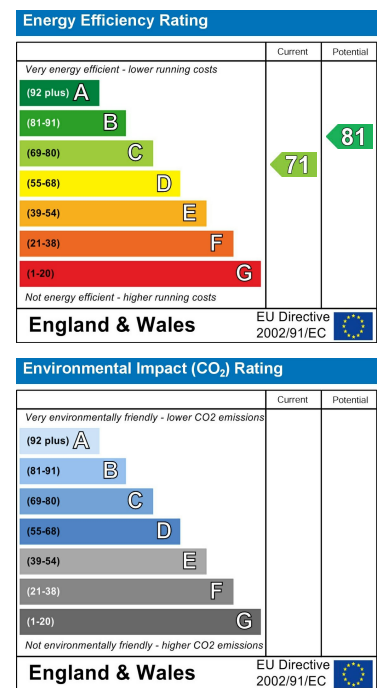
Floor Plan



Area Map



Energy Efficiency Graph



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