



**Fronks Road, Harwich CO12 4EG**

**welcome to**

**Fronks Road, Harwich**

£500,000 - £525,000 Guide Price. Located on one of Dovercourt's most popular roads is this well presented four bedroom detached family home offering STUNNING SEA VIEWS from the rear and benefiting from a South facing first floor roof terrace. This home has been EXTENDED and IMPROVED.



### **Entrance Porch**

Half brick construction with double glazed UPVC windows to both sides, UPVC double glazed door to front, radiator.

### **Entrance Hall**

Two feature windows to either side of entrance door, parquet flooring, stairs to first floor, cupboard downstairs, radiator.

### **Lounge**

13' 4" x 11' 10" ( 4.06m x 3.61m )

UPVC double glazed bay window to front, fireplace with wood surround and feature tiling housing log burning stove, radiator.

### **Kitchen**

15' 8" x 11' 11" ( 4.78m x 3.63m )

Matching wall and base units with square edge work top and upstand, space for range style cooker, integrated fridge, freezer, dishwasher. Central island with quartz worktop, one and a half bowl stainless steel sink in sink with mixer tap, breakfast bar, UPVC double glazed bay window to rear with French doors leading to garden, radiator, opens to dining room and family room.

### **Dining Room**

9' 4" x 9' ( 2.84m x 2.74m )

Port hole style window to side and frosted window to side, opening to family room.

### **Family Room**

12' 1" x 10' 9" ( 3.68m x 3.28m )

Double glazed bi-folding doors to the rear opening to the garden with distant sea views, UPVC double glazed window to side, tower radiator.

### **Utility Area**

7' 2" x 5' 3" ( 2.18m x 1.60m )

Worktop with plumbing for washing machine and undercounter space, two built in storage cupboards, door to ground floor WC.

### **Ground Floor Wc**

Low level WC, sink in vanity unit and frosted double glazed UPVC window to side aspect.

### **First Floor Landing**

Split level landing with access to all four bedrooms and family bathroom, leaded feature to side and loft access.

### **Bedroom One**

15' 8" x 11' 11" ( 4.78m x 3.63m )

UPVC double glazed bay window to rear with stunning sea views, two built in wardrobes, two radiators, door leading to en-suite shower room.

### **En-Suite Shower Room**

Shower cubicle, low level WC, vanity sink unit with storage, heated towel rail, part tiled walls.

### **Bedroom Two**

12' 2" x 9' 11" ( 3.71m x 3.02m )

UPVC double glazed window to front, two radiators.

### **Bedroom Three**

10' 10" x 10' 4" ( 3.30m x 3.15m )

Bay window to rear with sea views and two UPVC double glazed windows and UPVC double glazed door leading onto the South facing roof terrace.

### **Roof Terrace**

South facing and featuring a glass balustrade, offering views of the sea and sea front.

### **Bedroom Four**

7' 10" x 7' 2" ( 2.39m x 2.18m )

UPVC double glazed window to front, built in storage cupboard, radiator.

### **Family Bathroom**

7' 5" x 5' 9" ( 2.26m x 1.75m )

Panelled bath with shower over as well as mixer tap with shower head attached, part tiled walls around bath, vanity sink with storage, low level WC, heated towel rail, UPVC double glazed window to side.

### **Outside**

To the front of the property there is a brick wall with dropped kerb providing access to a block paved driveway providing ample parking. There are mature borders to the front and to both sides, gate access to side and rear. The rear garden is South facing and benefits from a recently paved patio area and is mainly laid to lawn with mature borders, further garden a wooden decked area which provides access to the detached garage. There is a summer house and further wooden storage shed. The garage is accessed via Seafield Road and has power and light connected.



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## Fronks Road, Harwich

- Extended Detached Family Room
- 4 Bedrooms
- Sea Views
- Roof Terrace Overlooking Sea
- South Facing Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01255 503125**



Harwich@williambrown.co.uk



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



**williambrown.co.uk**