RE/MAX PROPERTY HUB

39 Larksfield Crescent, Harwich, CO12 4BL

Offers in the region of £310,000

NO ONWARD CHAIN Situated within a popular residential location, this spacious detached family home offers versatile and well-proportioned accommodation throughout, making it an ideal choice for growing families seeking space, convenience and a smooth move.

The accommodation comprises four bedrooms, a generous lounge/diner, bright kitchen/breakfast room, entrance porch, ground floor WC and a family bathroom, providing ample space for modern family living. The property further benefits from gas central heating via a recently installed boiler (approximately 6–9 months old), double glazing and an EPC rating of C.

Externally, the home enjoys front and rear gardens, offering excellent outdoor space for relaxing and entertaining, while a detached garage and private driveway provide ample off-road parking. Offered for sale with no onward chain, this attractive family home is ready for immediate occupation and early viewing is highly recommended.

Entrance Porch 7'2" x 4'0" (2.20 x 1.24)
With opaque window to front aspect, UPVC entrance door leading to inner door

Entrance Hall
With understairs storage cupboard, ground floor WC, doors to kitchen and lounge/diner, stairs to first floor

Kitchen/Breakfast Room 11'6" x 11'3" (3.51 x 3.45)
Fitted with a range of wall and base units, breakfast bar, built in oven, gas hob with extractor hood, one and a half bowl stainless steel sink/drainer, integrated dishwasher, built in wine rack, space and plumbing for washing machine, window to front aspect and door to side

Lounge/Diner 19'1" x 18'4" (5.83 x 5.60)
With feature fireplace housing electric fire (not tested by agent), windows and French doors overlooking rear garden

Ground Floor WC 6'4" x 2'9" (1.95 x 0.86)
With low level WC, wash basin in vanity unit with storage, window to side aspect

First Floor Landing
Doors to all 4 bedrooms and bathroom, window to side aspect, airing cupboard

Bedroom 1 12'7" x 10'2" (3.84 x 3.12)
With window to rear aspect

Bedroom 2 11'8" x 6'9" (3.58 x 2.08)
Window to front aspect, built in wardrobe

Bedroom 3 9'8" x 7'11" (2.96 x 2.43)
Window to rear aspect

Bedroom 4 11'8" x 6'3" (3.57 x 1.93)
Window to side aspect

Family Bathroom 6'9" x 5'11" (2.08 x 1.81)
Suite comprising:- panelled bath with shower attachment, low level WC, wash basin in vanity unit with drawers and storage, opaque window to front aspect, heated towel radiator

Outside Areas:
The front of the property is mainly laid to lawn with mature shrubbery and decorative slate, driveway offering ample parking leading to a detached single garage with power & light connected side access to rear garden

The rear garden is private and fully enclosed, with 2 paved patio areas, outside tap, mature trees and shrubs, wooden storage shed

Floor Plan

RE/MAX Property Centre

Approximate total area(1)
1101.79 ft²
102.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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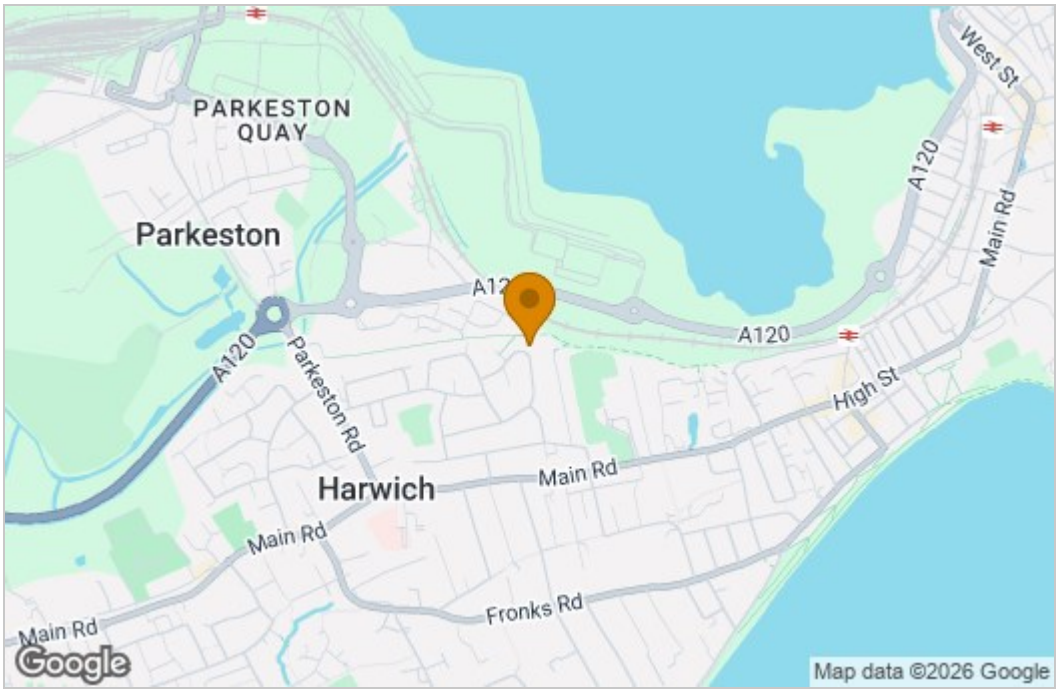
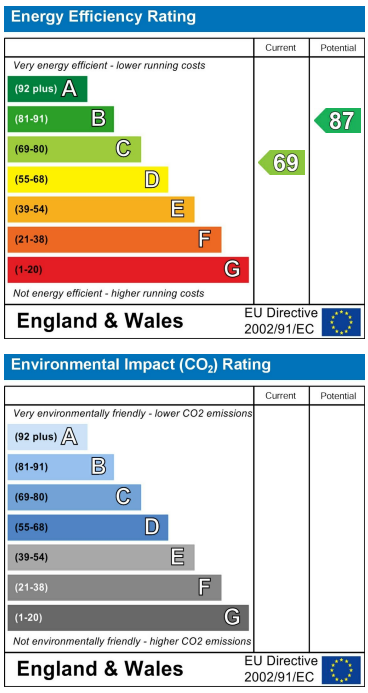
Area Map



Energy Efficiency Graph



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