



Artillery Drive, Dovercourt Harwich CO12 5FG

welcome to

Artillery Drive, Dovercourt Harwich

Situated in a popular location in a private corner position is this beautifully presented four/five bedroom family home offering extensive accommodation including four reception rooms, bathroom, en-suite as well as driveway and double garage. Ideally located close to local schools and shops.



Entrance Hall

Entrance door, UPVC double glazed window to front, radiator, stairs to first floor, understairs cupboard.

Cloakroom

Low level WC, vanity sink, radiator, obscure UPVC double glazed window to front.

Ground Floor Bedroom

10' 4" x 11' 8" into bay (3.15m x 3.56m into bay)
Currently used as a Bedroom but could also be a further reception room. UPVC double glazed bay window to front, radiator.

Lounge

17' 3" x 13' 2" (5.26m x 4.01m)
Feature fireplace which is also a heater, two radiators, double doors from hallway, media wall, UPVC double glazed window to rear, UPVC double glazed French doors to rear leading to Conservatory.

Dining Room

14' 1" into bay x 10' 7" (4.29m into bay x 3.23m)
UPVC double glazed bay window to front, radiator.

Kitchen/ Diner

12' 4" max x 18' 6" max (3.76m max x 5.64m max)
Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl stainless steel sink with mixer and drainer, integrated eye level double oven, hob and extractor hood, space for fridge/freezer and dishwasher, spotlights, radiator, UPVC double glazed window to rear, UPVC double glazed French doors leading to garden.

Utility Room

5' 9" x 5' 3" (1.75m x 1.60m)
Matching wall and base units with roll-edge work top and tiled splashbacks, plumbing for washing machine and tumble dryer, radiator, consumer unit, double glazed door to side leading to garden.

Conservatory

12' 4" x 11' 9" (3.76m x 3.58m)
Part brick and UPVC construction, UPVC double

glazed patio doors to side leading to rear garden.

First Floor Landing

Gallery landing with radiator, UPVC double glazed window to front, loft access, airing cupboard.

Bedroom One

12' 8" x 10' 5" (3.86m x 3.17m)
UPVC double glazed windows to front and side, radiator.

Dressing Area

With two built in wardrobes.

En-Suite

6' 7" x 8' 1" (2.01m x 2.46m)
Obscure UPVC double glazed window to rear, double shower cubicle, low level WC, pedestal wash hand basin, radiator, part tiled, storage cupboard, spotlights, extractor fan.

Bedroom Two

10' 5" x 10' 8" (3.17m x 3.25m)
UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Three

8' 7" x 12' 6" (2.62m x 3.81m)
UPVC double glazed window to rear, radiator.

Study/ Bedroom Four

9' 5" x 7' (2.87m x 2.13m)
Currently used as a study. UPVC double glazed window to rear, radiator.

Bathroom

8' 8" x 7' 7" (2.64m x 2.31m)
Shower cubicle, bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, part tiled, radiator, spotlights, extractor fan, obscure UPVC double glazed window to rear.

Outside

To the front of the property there is a low hedge and lawn with pathway leading to front door. There is a

block paved driveway leading to double garage with gate to rear garden. The rear garden has a patio area and is mainly laid to lawn and is fully enclosed with gate from driveway and door to side leading to double garage. The double garage has power and light connected, door to side leading to garden, two electric up and over doors.

The garden has recently been extended through the purchase of unused land - doubling the original space. This is enclosed with new fencing and provides any new purchaser with one of the largest gardens on the estate and is South East facing.



view this property online williamhbrown.co.uk/Property/HAW110691



welcome to

Artillery Drive, Dovercourt Harwich

- 4/5 Beautiful Detached Family Home
- Situated in a corner position benefiting from privacy with recently extended rear garden
- Lounge, Dining Room & Ground Floor Bedroom
- Conservatory
- Cloakroom, Bathroom & En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£445,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HAW110691



Property Ref:
HAW110691 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williambrown.co.uk



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



williambrown.co.uk