



**Regimental Way, Dovercourt HARWICH CO12 5FE**

**welcome to**

**Regimental Way, Dovercourt HARWICH**

OFFERED WITH NO ONWARD CHAIN is this very well presented four bedroom detached house situated in a popular location. The property benefits from en-suite, conservatory as well as OFF ROAD PARKING, garage and storage area.



### **Entrance Hall**

Entrance door, radiator, storage cupboard, stairs to first floor, understairs cupboard.

### **Cloakroom**

Low level WC, radiator, pedestal wash hand basin.

### **Lounge**

UPVC double glazed window to front, radiator, feature fireplace.

### **Kitchen**

Matching wall and base units with square edge work top and tiled splashback, breakfast bar, UPVC double glazed window to rear, UPVC double glazed French doors to rear leading to Conservatory, two radiators, integrated double oven and hood, one and a half bowl, ceramic sink with mixer taps and draining board, space for dishwasher, space for under counter fridge, spotlights.

### **Utility Room**

Space for washing machine, sink with mixer tap, base unit with roll-edge work top, tiled splashback, door to side leading to garden.

### **Conservatory**

Brick and UPVC with UPVC double glazed French doors to side leading to garden.

### **First Floor Landing**

Two storage cupboards, access to loft, radiator.

### **Bedroom One**

UPVC double glazed bay window to front, radiator, storage cupboard.

### **En-Suite**

Pedestal wash hand basin, low level WC, shower cubicle, spotlights, extractor fan, part tiled walls, obscure UPVC double glazed window to side, radiator.

### **Bedroom Two**

UPVC double glazed window to rear, radiator,

storage cupboard.

### **Bedroom Three**

UPVC double glazed windows to front and rear, radiator, storage cupboard, loft access.

### **Bedroom Four**

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

### **Bathroom**

Shower cubicle low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, radiator, part tiled walls, obscure UPVC double glazed window to rear, spotlights, extractor fan.

### **Outside**

To the front of the property there is a block paved driveway, shingle area and path to front door with garage and a further smaller garage (suitable for storage). The rear garden is mainly laid to lawn, door into garage, summer house and side gate access.



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## Regimental Way, Dovercourt HARWICH

- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Cloakroom & En-Suite
- Driveway, Garage & Storage Area

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110514 - 0003

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