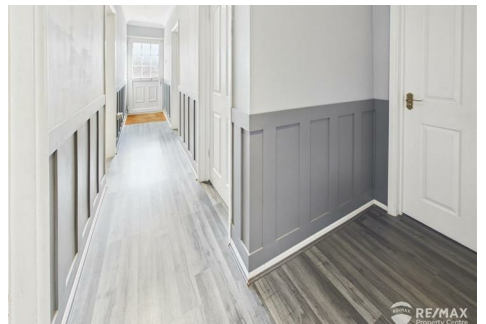




RE/MAX

PROPERTY HUB



22 Abbott Road, Harwich, CO12 4UU

Asking price £320,000

This previously extended three-bedroom bungalow offers spacious and well-presented accommodation, occupying a larger-than-usual plot with ample off-road parking, a garage and useful external outbuildings.

Internally, the property features a comfortable lounge with log burner, modern fitted kitchen and a superb 22ft dining/family room. This impressive space is designed for both everyday living and entertaining, featuring a home bar, skylights and bi-folding doors opening onto the outside space. There are also three generously sized bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a generous frontage providing ample off-road parking, together with a garage and additional outbuildings offering useful storage. Situated in a popular residential location, this well-presented and versatile bungalow offers excellent living and entertaining space.

Entrance Hall

With internal doors to all bedrooms, lounge, kitchen & bathroom, airing cupboard, loft access hatch, wooden wall panelling

Lounge 17'9" x 13'6" (5.42 x 4.13)

Log burner with tiled hearth, patio doors leading through to :-

Dining/Family Room 21'8" x 8'6" (6.62 x 2.60)

A fantastic bright space for dining or entertaining, with a home bar, skylights, bi-fold doors leading to garden, a further side door allowing access to the side garden, wall mounted electric fire.

Kitchen 9'8" x 9'5" (2.97 x 2.88)

Newly fitted in 2020, a modern range of gloss wall and base units, stainless steel 2 bowl inset sink with mixer tap, gas hob, extractor, built in oven and microwave, integrated fridge & freezer, integrated dishwasher, pantry cupboard, complimentary wall tiling, wall mounted towel radiator, window to side aspect and sliding doors through to dining/family room.

Bedroom 1 13'10" x 10'0" (4.24 x 3.06)

With window to front aspect.

Bedroom 2 9'9" x 8'1" (2.99 x 2.48)

With window to front aspect.

Bedroom 3 9'8" x 6'5" (2.97 x 1.98)

With window to side aspect.

Bathroom 7'0" x 5'6" (2.15 x 1.69)

Suite comprising 'P' bath with wall mounted shower and glass screen, sink in vanity, low level WC, wall mounted towel radiator, fully tiled walls, obscured window to side aspect.

Outside Areas:-

The front of the property benefits from a larger than usual block paved driveway allowing ample off-road parking for many vehicles, gated side access.

The property enjoys gardens to both the rear and the side, the side being paved, with a lawned area to the rear, decked area for entertaining, log store.

External Outbuildings:

Static Caravan (currently used for storage) - 35' x 12'

Wooden Storage Shed - Power & Light Connected - 16' x 12'

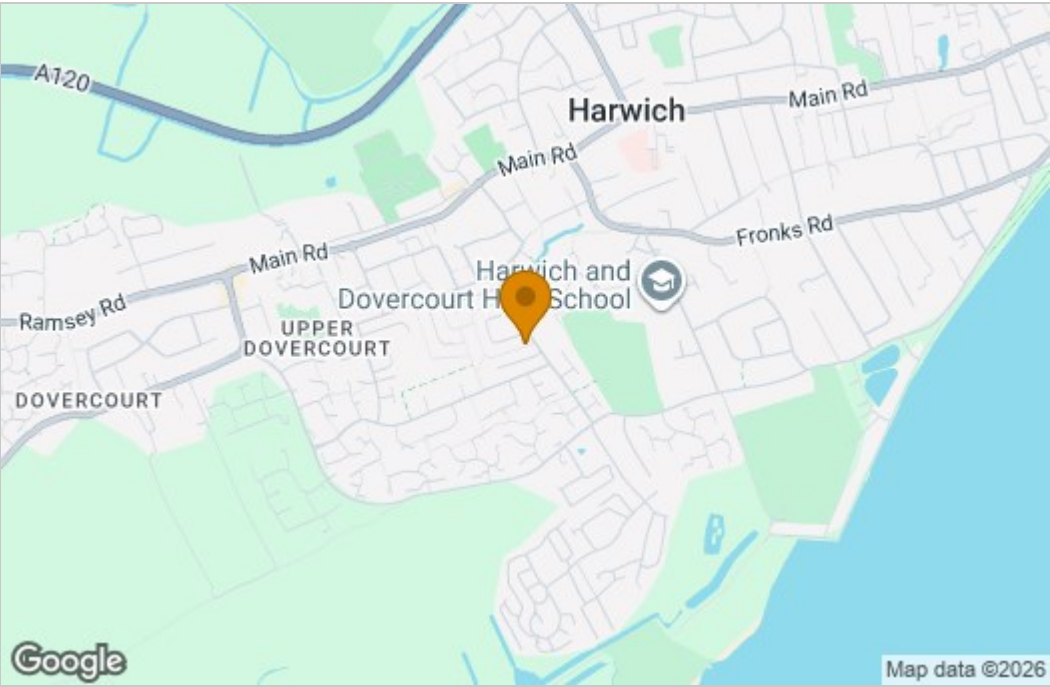
Adjoining Storage Shed - 11' x 9'

There is also a single garage located close to the property in Pelham Close.

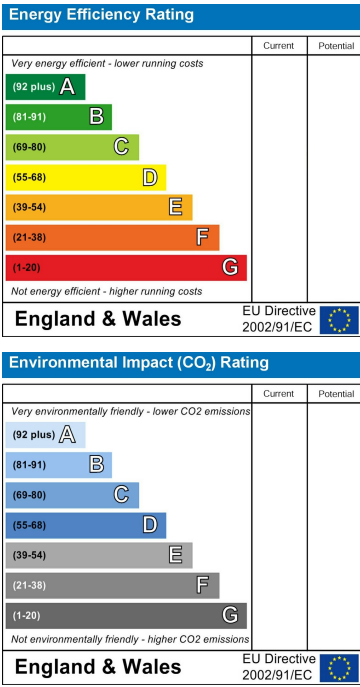
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.