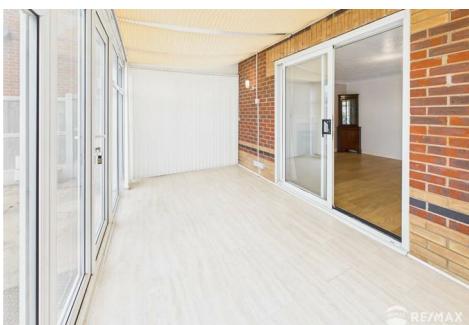




# RE/MAX PROPERTY HUB



**31 St. Denis Close, Harwich, CO12 3SX**

**Price £260,000**

Situated in a peaceful cul-de-sac, just a short walk from the beach, seafront, and local schools, this detached three-bedroom home offers comfortable family living in a great location

The property features a garage and driveway with off-road parking, entrance hall with ground floor WC, lounge & conservatory, good size kitchen, upstairs 3 bedrooms (en-suite shower room to the master) plus a family bathroom, with a fully enclosed south-facing rear garden with side access to both sides

## **Entrance Hall**

With doors to GF WC, kitchen and lounge, stairs to first floor and under stairs storage cupboard

## **GF WC**

With low level WC and wash hand basin in vanity storage unit, obscured window to side aspect

## **Kitchen 12'0" x 8'9" (3.68 x 2.67)**

Fitted with a range of matching wall and base units, stainless steel sink/drainer, spaces for cooker and fridge/freezer and washing machine, complimentary wall tiling, window to front aspect and side door to garden

## **Lounge 14'9" x 11'11" (4.50 x 3.64)**

With feature fireplace surround housing fire (not tested by agent) and UPVC double sliding doors leading to conservatory

## **Conservatory 14'9" x 7'5" (4.50 x 2.27)**

UPVC Double glazing to 3 sides and door allowing access to rear garden

## **First Floor Landing:**

With doors to all 3 bedrooms and bathroom, loft access and window to side aspect

## **Bedroom 1 11'2" x 8'6" (3.41 x 2.61)**

With built in double wardrobes, single built in storage cupboard and cupboard housing gas boiler (combi), door to en-suite and window to front aspect

## **En-Suite Shower Room**

Suite comprising:- shower cubicle, low level WC, pedestal wash basin, fully tiled walls and opaque window to side aspect

## **Bedroom 2 8'4" x 7'2" (2.56 x 2.19)**

With overhead built in storage and window to rear aspect

## **Bedroom 3 9'4" x 6'1" (2.86 x 1.86)**

With window to rear aspect

## **Bathroom**

Suite comprising:- panelled bath with shower attachment, pedestal wash basin, low level WC, partially tiled walls and opaque window to side aspect

## **Outside Areas:**

To the side of the property a garage and block paved driveway allowing off road parking, gated access to the rear garden

The sunny aspect rear garden is fully enclosed with gated access at both sides of the property, a paved patio area and pathway leading to the bottom of the garden, outside tap

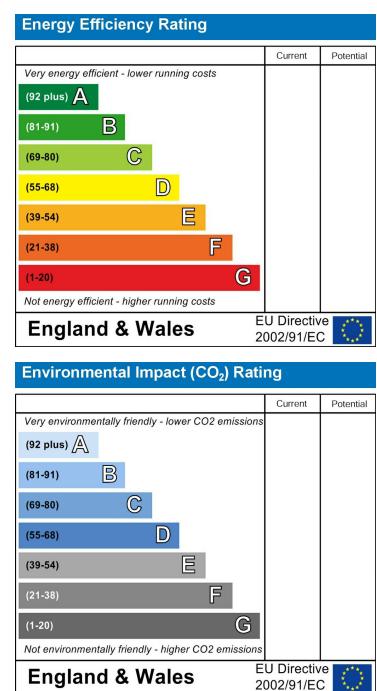
## Floor Plan



## Area Map



## Energy Efficiency Graph



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