



# RE/MAX

## PROPERTY HUB



### **6 Yeomanry Gardens, Harwich, CO12 5FJ**

### **Offers over £370,000**

Newly built in 2020, this spacious detached bungalow is available now with no onward chain, located in a peaceful cul-de-sac amongst just a handful of homes, with 3 double bedrooms (en-suite to master), a 19' kitchen/diner with integrated appliances, lounge, bathroom, generous rear garden, garage and driveway, well presented throughout

EPC: B  
Council Tax Band: D

### Entrance Hallway

Composite entrance door, doors to all rooms, storage cupboard and loft access hatch

### Lounge 14'4" x 12'9" (4.39 x 3.91)

With 2 windows to rear aspect and French doors leading out to rear garden

### Kitchen/Diner 19'3" x 9'3" (5.87 x 2.84)

Fitted with a modern range of wall and base units, rolled edge worktop and upstand, integrated fridge, freezer, washing machine and dishwasher, built in oven and microwave, hob and extractor hood, one and a half bowl ceramic sink with mixer tap, cupboard housing gas boiler, window to rear aspect and UPVC door to side allowing access to rear garden

### Bedroom 1 15'3" x 11'6" (4.66 x 3.51)

With bay window to front aspect, door to en-suite

### En-Suite Shower Room

shower cubicle, low level WC, wash basin with vanity storage and storage shelving, heated towel rail, fully tiled walls

### Bedroom 2 12'7" x 10'4" (3.86 x 3.17)

Window to front aspect

### Bedroom 3 10'5" x 8'5" (3.19 x 2.59)

Window to side aspect

### Bathroom

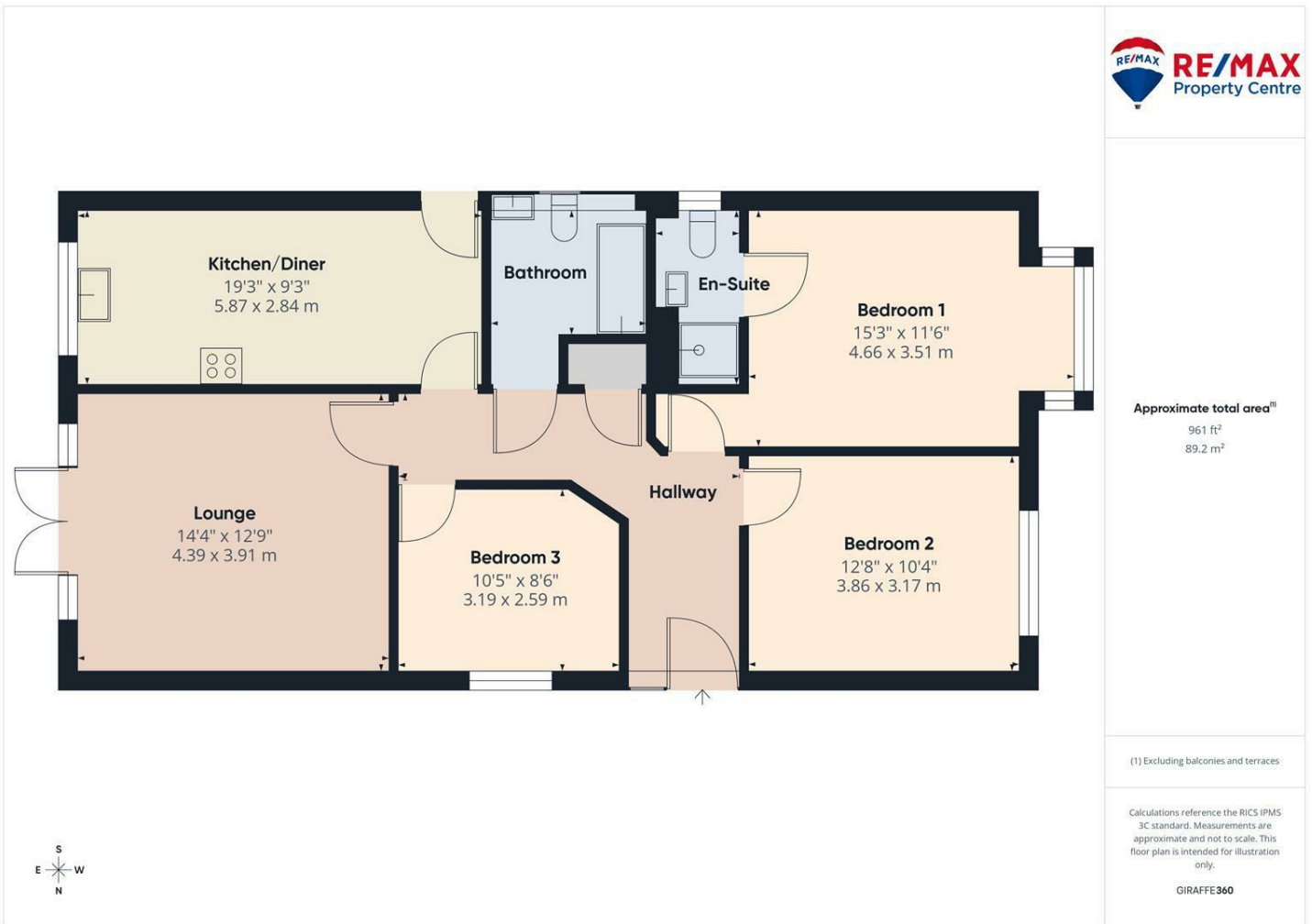
Modern suite comprising:- panelled bath with wall mounted shower and glass screen, wash basin in vanity unit, low level WC, heated towel rail, extractor fan, fully tiled and opaque window to side aspect

### Outside Areas:

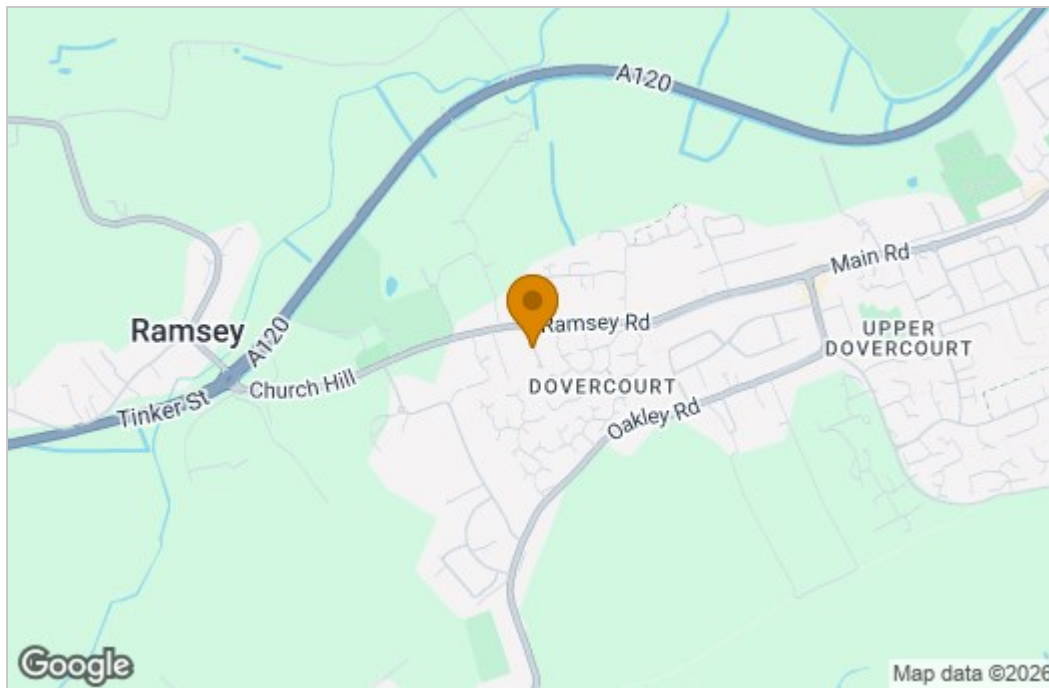
A block paved driveway allowing off road parking leading to a brick built garage with personnel door to rear garden, power and light connected  
With established shrubs to the frontage

The spacious rear garden boasts a paved patio, lawned area, raised planter beds, garden pond, garden shed to remain, fully enclosed with gated side access

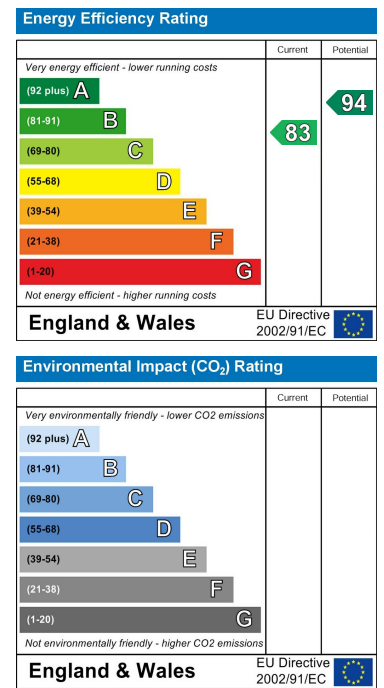
# Floor Plan



# Area Map



# Energy Efficiency Graph



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