



**Earlams Oakley Road, Harwich Road Harwich CO12 5DR**

**welcome to**

**Earlham's Oakley Road, Harwich Road Harwich**

GUIDE PRICE £300,000 - £325,000: A detached two-bedroom bungalow set on a generous plot of approximately 1/3 acre, enjoying beautiful sea views to the front. The property offers a spacious rear mature garden, generous off-road parking to both the front and rear, and a detached single garage.



### **Entrance Hall**

Composite front door, access to the first-floor hobby room / work space via pull down ladder.

### **First Floor Hobby/Workspace**

Access via pull down ladder from Hall, space arranged around a central access point, heated via radiator via central heating, The space enjoys sea views via a dormer window to the front of the property. Sealed half doorway to rear of work room provides access to the loft spaces

### **Lounge**

Double glazed bay window to the front, window to the side, feature open fireplace, and radiator.

### **Dining Room**

Radiator and patio doors leading to the conservatory.

### **Kitchen**

Fitted with a range of matching wall and base units, roll edge work top with tiled splashback, integrated oven and hob, one and half bowl stainless steel sink basin with mixer tap and drainer, space for washing machine, window and door to the side, floor mounted boiler.

### **Conservatory**

Brick and timber with radiator and doors to the garden. Access via patio doors from Dining room and through French doors leading to outside patio / drive areas

### **Bedroom One**

Window to the front with Sea views and radiator.

### **Bedroom Two**

Window to the rear, radiator and storage cupboard.

### **Wet Room**

Recently fitted WC, wash hand basin with vanity storage, walk in wet room area heated towel rail, underfloor heating and windows to the side in both sink and wet room areas.

### **Outside**

A driveway to the side of the property leads to double gates to the rear drive, detached garage and garden (approx. 1/2 acre). The large rear garden is predominately laid to lawn with a variety of mature trees and shrubs, there is a small greenhouse, timber garden shed and patio area.



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## Earlhams Oakley Road, Harwich Road Harwich

- Detached two bedroom bungalow
- Approximately 0.3 acre
- Double glazed windows and doors throughout
- Oil fired central heating
- Sea views

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110520 - 0006

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