

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



HERON WAY, DOVERCOURT

FOR SALE IS THIS MODERN 4 BEDROOM DETACHED HOUSE CLOSE TO SHOPS, SCHOOLS & TOWN CENTRE WITH DOUBLE GARAGE & SOUTH FACING GARDEN



PRICE £380,000 FREEHOLD

- * MODERN 4 BEDROOM DETACHED HOUSE * LIVING ROOM *
- * MODERN KITCHEN/DINING ROOM * STUDY/FAMILY ROOM *
- * GROUND FLOOR CLOAKROOM * EN-SUITE SHOWER ROOM *
- * FAMILY BATH & SHOWER ROOM * UPVC DOUBLE GLAZING *
- * GAS C/H * DOUBLE GARAGE & OFF-STREET PARKING *
- * SOUTH FACING REAR GARDEN * NO ONWARD CHAIN *

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk



Heron Way, Dovercourt, Harwich CO12 3FF...

Entrance door to: -

Entrance Hall	UPVC double glazed window to front, laminate floor, radiator, stairs to first floor, under stair cupboard, doors to all rooms.
Cloakroom	White suite comprising close-coupled WC, pedestal wash basin, radiator, extractor fan, laminate floor, UPVC double glazed opaque window to side.
Living Room	15' x 14'9. UPVC double glazed window to front, radiator, electric fireplace, laminate floor, UPVC double glazed French doors & full height glazed side panels to rear garden.
Study/Family Room	11'3 x 10'. UPVC double glazed windows to front & side, radiator, laminate floor.
Modern Kitchen/ Dining Room	22'5 x 11'2. Extensively fitted units comprising eye level cupboards, base level drawers & cupboards, worktops & tiled splash backs, white composite single drainer sink with chrome mixer tap, built in double oven, ceramic hob with stainless steel chimney style extractor hood above, integrated dishwasher, fridge freezer & microwave, radiator, cupboard housing gas boiler, UPVC double glazed windows to both sides, UPVC double glazed French doors to rear garden.
Landing	UPVC double glazed window to rear, airing cupboard, radiator, doors to all bedrooms & bathroom.
Bedroom 1	12'5 (19'10 max) x 11'4. UPVC double glazed windows to both sides, radiator, fitted mirror fronted triple wardrobe, door to: -
En-Suite	White suite comprising large tiled shower cubicle, close-coupled WC, pedestal wash basin, radiator, 1/2 tiled walls, extractor fan, UPVC double glazed opaque window to side.
Bedroom 2	15' x 10'2 min. UPVC double glazed windows to front & rear, radiator.
Bedroom 3	11'9 (8'10 min) x 8'10 min. UPVC double glazed window to front, radiator, built in wardrobe.
Bedroom 4	10' x 9'8 min. UPVC double glazed windows to front & side, radiator, loft hatch.
Bath & Shower Room	White suite comprising panelled bath with chrome mixer taps, tiled shower cubicle, close-coupled WC, pedestal wash basin, radiator, extractor fan, UPVC double glazed opaque window to side.
Outside	The front garden has slate chippings & shrubs. There is a shingled side garden with shrubs. Driveway providing off street parking for 2 cars & leading to DOUBLE GARAGE with twin up & over type doors, power & lighting, eaves storage space & part glazed door to rear garden. Gated side access to the shingled south facing rear garden with shrub beds & paved patio, outside tap & light, enclosed by fencing.
Council Tax	Band E: £2,652.20 pa (April 2025 – March 2026).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.