



**Artillery Drive, Dovercourt Harwich CO12 5FG**

**welcome to**

**Artillery Drive, Dovercourt Harwich**

Situated in a popular location in a private corner position is this beautifully presented four/five bedroom family home offering extensive accommodation including four reception rooms, bathroom, en-suite as well as driveway and double garage. Ideally located close to local schools and shops.



### **Entrance Hall**

Entrance door, UPVC double glazed window to front, radiator, stairs to first floor, understairs cupboard.

### **Cloakroom**

Low level WC, vanity sink, radiator, obscure UPVC double glazed window to front.

### **Ground Floor Bedroom**

10' 4" x 11' 8" into bay ( 3.15m x 3.56m into bay )  
Currently used as a Bedroom but could also be a further reception room. UPVC double glazed bay window to front, radiator.

### **Lounge**

17' 3" x 13' 2" ( 5.26m x 4.01m )  
Feature fireplace which is also a heater, two radiators, double doors from hallway, media wall, UPVC double glazed window to rear, UPVC double glazed French doors to rear leading to Conservatory.

### **Dining Room**

14' 1" into bay x 10' 7" ( 4.29m into bay x 3.23m )  
UPVC double glazed bay window to front, radiator.

### **Kitchen/ Diner**

12' 4" max x 18' 6" max ( 3.76m max x 5.64m max )  
Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl stainless steel sink with mixer and drainer, integrated eye level double oven, hob and extractor hood, space for fridge/freezer and dishwasher, spotlights, radiator, UPVC double glazed window to rear, UPVC double glazed French doors leading to garden.

### **Utility Room**

5' 9" x 5' 3" ( 1.75m x 1.60m )  
Matching wall and base units with roll-edge work top and tiled splashbacks, plumbing for washing machine and tumble dryer, radiator, consumer unit, double glazed door to side leading to garden.

### **Conservatory**

12' 4" x 11' 9" ( 3.76m x 3.58m )  
Part brick and UPVC construction, UPVC double

glazed patio doors to side leading to rear garden.

### **First Floor Landing**

Gallery landing with radiator, UPVC double glazed window to front, loft access, airing cupboard.

### **Bedroom One**

12' 8" x 10' 5" ( 3.86m x 3.17m )  
UPVC double glazed windows to front and side, radiator.

### **Dressing Area**

With two built in wardrobes.

### **En-Suite**

6' 7" x 8' 1" ( 2.01m x 2.46m )  
Obscure UPVC double glazed window to rear, double shower cubicle, low level WC, pedestal wash hand basin, radiator, part tiled, storage cupboard, spotlights, extractor fan.

### **Bedroom Two**

10' 5" x 10' 8" ( 3.17m x 3.25m )  
UPVC double glazed window to front, radiator, built in wardrobes.

### **Bedroom Three**

8' 7" x 12' 6" ( 2.62m x 3.81m )  
UPVC double glazed window to rear, radiator.

### **Study/ Bedroom Four**

9' 5" x 7' ( 2.87m x 2.13m )  
Currently used as a study. UPVC double glazed window to rear, radiator.

### **Bathroom**

8' 8" x 7' 7" ( 2.64m x 2.31m )  
Shower cubicle, bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, part tiled, radiator, spotlights, extractor fan, obscure UPVC double glazed window to rear.

### **Outside**

To the front of the property there is a low hedge and lawn with pathway leading to front door. There is a

block paved driveway leading to double garage with gate to rear garden. The rear garden has a patio area and is mainly laid to lawn and is fully enclosed with gate from driveway and door to side leading to double garage. The double garage has power and light connected, door to side leading to garden, two electric up and over doors.

The garden has recently been extended through the purchase of unused land - doubling the original space. This is enclosed with new fencing and provides any new purchaser with one of the largest gardens on the estate and is South East facing.



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## Artillery Drive, Dovercourt Harwich

- 4/5 Beautiful Detached Family Home
- Situated in a corner position benefiting from privacy with recently extended rear garden
- Lounge, Dining Room & Ground Floor Bedroom
- Conservatory
- Cloakroom, Bathroom & En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£445,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110691 - 0007

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