



## Valley Road, Harwich

Set along a quiet residential stretch of Valley Road, this four-bedroom semi-detached house offers well-balanced accommodation arranged across two floors, with bright living spaces, a generous garden and practical family-friendly layout. Recent improvements to the kitchen and shower room sit comfortably alongside a blank-canvas interior, creating a home ready to enjoy while offering scope for personalisation over time.

Offers in excess of £230,000

# Valley Road

Harwich, CO12



- Four-bedroom semi-detached house
- Two bathrooms, including a ground-floor shower room and first-floor family bathroom
- Bright open-plan kitchen/dining room with direct access to the garden
- Utility room and practical entrance hall with useful storage potential
- Generous dual-aspect sitting room spanning the depth of the house
- Enclosed rear garden with patio terrace and mature tree providing seasonal shade

## The Property

The house is entered through an entrance hall, with stairs rising to the first floor and access to the principal living spaces. A spacious sitting room extends from front to back, drawing natural light from both aspects and providing ample room for separate seating and family areas.

To the rear, the kitchen and dining room form the social heart of the house. Finished in a simple palette of white cabinetry and stone-effect worktops, the room enjoys garden views and opens directly onto the patio through glazed doors. Adjoining is a useful utility room, offering additional storage and laundry space, with independent access from the side of the house.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom sits to the front, while three further bedrooms provide flexibility for family life, guest accommodation or home working. The first floor is served by a family bathroom, while a separate shower room on the ground floor adds practicality for busy households.

## The Outside

A paved terrace extends from the rear of the house, creating an easy transition between inside and out. Beyond, the garden is laid mainly to lawn and enclosed by timber fencing, providing a secure and private setting for children, pets or outdoor entertaining. A mature tree offers welcome shade and character, while gated side access connects the garden to the front of the property.

To the front, a private driveway provides off-road parking, complemented by a side gate and low-maintenance frontage.

## The Area

Valley Road lies within a well-established residential area of Harwich, close to everyday amenities, schools and local services. The town's historic waterfront, beaches and maritime heritage are all within easy reach, while nearby Dovercourt offers a range of shops, cafés and leisure facilities.

Harwich International Port provides ferry connections to continental Europe, and rail services from Dovercourt and Harwich offer links towards Colchester and London Liverpool Street. The surrounding Essex coastline is known for its beaches, nature reserves and sailing waters, making the area well suited to those seeking access to both town and coast.

## Further Information

Tenure: Freehold

Local Authority: Tendring District Council

Council Tax Band: B

Services: Mains water, drainage, electricity and gas connected

## Mobile Coverage

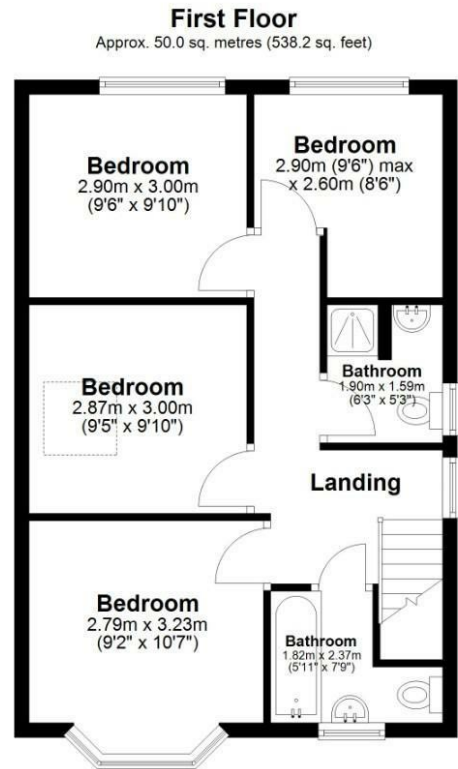
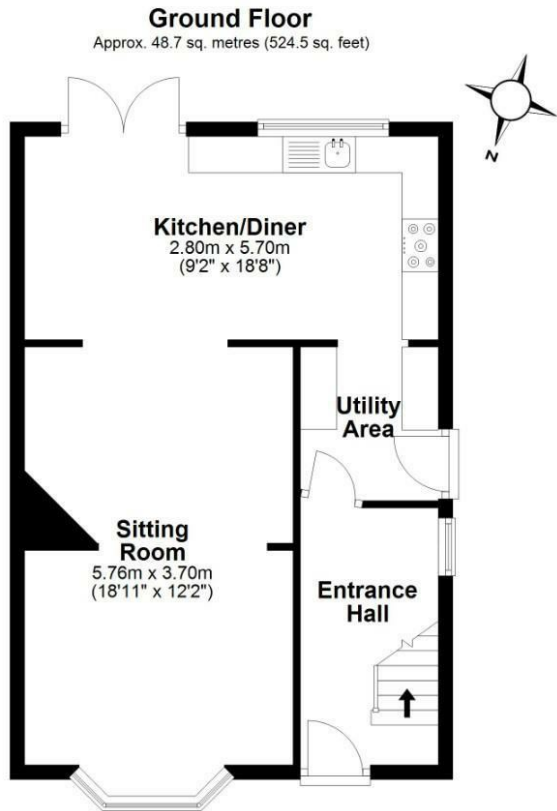
EE Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2 Good outdoor



# Floor Plan



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.

Plan produced using PlanUp.

**Valley Road, Harwich**

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