



## 4 bedroom Detached House located in Dovercourt.

Guide Price  
£425,000 - £450,000



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# Primrose Avenue Dovercourt Harwich CO12 4GT



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## FULL DESCRIPTION

### THE OVERVIEW

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Newly built in 2024, this attractive four-bedroom detached family home offers modern living in a sought-after location. Designed with family life in mind, the property provides well-proportioned accommodation throughout, including four generously sized bedrooms, with the main bedroom enjoying its own en-suite.

### THE HOME

Step inside and you are welcomed by a bright and inviting entrance hall, setting the tone for the rest of the home. To the front, a beautifully presented dining room provides an ideal setting for both everyday meals and entertaining, enhanced by generous natural light from dual windows.

To the rear of the property, the spacious lounge offers a comfortable and stylish space to unwind. Tastefully decorated, this room benefits from French doors opening out to the garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor living.

The kitchen is a real highlight of the home, thoughtfully designed with a contemporary finish. It is fitted with a range of grey gloss wall and base units with under lighting, complemented by ample worktop space. Integrated appliances include an eye-level oven, gas hob with extractor hood, fridge freezer, washing machine, and dishwasher. A stainless steel one-and-a-half bowl sink with drainer, complementary wall tiling, and Amtico LVT flooring complete the space. There is also a cupboard housing the gas boiler, with windows to the side and rear aspects, along with French doors

leading out to the rear garden-making it ideal for both everyday living and entertaining. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is a generous retreat, complete with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while the fourth bedroom offers flexibility as a nursery, guest room, or home office.

Throughout, the property is presented to a high standard, offering a stylish yet comfortable living environment ideally suited to modern family living.

### THE OUTSIDE

To the front of the property, there is an attractive lawned area with established shrubs, alongside a pathway leading to the front door, complemented by outside lighting.

To the side, a tandem driveway provides off-road parking for up to three vehicles and leads to a detached garage with useful eaves storage. There is also gated access through to the rear garden.

The fully enclosed, south-facing rear garden is predominantly laid to lawn, featuring a newly laid patio area-ideal for outdoor dining and entertaining. Additional benefits include a new summerhouse, a garden storage shed, and an outside tap.

### THE LOCATION

The property is ideally situated within proximity to Dovercourt Beach, offering easy access to the seafront and coastal walks. Positioned on a modern development, the area provides a safe and welcoming

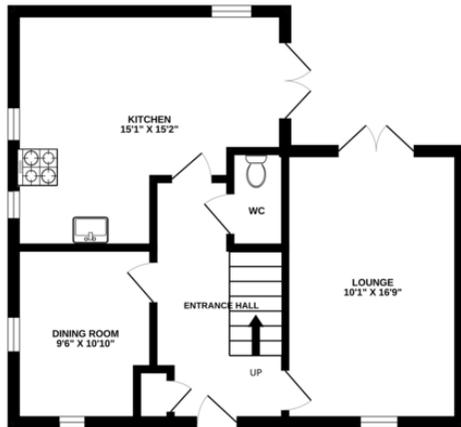


environment, ideal for families and professionals alike. A range of local amenities, including shops, cafés, and everyday conveniences, are also within a short drive, making this a well-connected and desirable location.

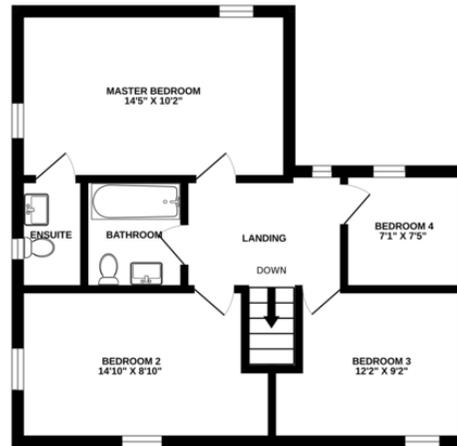


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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