



**Larksfield Crescent, Harwich CO12 4BJ**

**welcome to**

## **Larksfield Crescent, Harwich**

A three detached house situated in a popular location ideally located within close proximity of town centre, schools and retail park. The property benefits from Ground Floor Shower Room as well as DRIVEWAY & GARAGE.



## **Entrance Hall**

Entrance door, cupboard housing washing machine and tumble dryer, storage cupboard.

## **Shower Room**

Low level WC, wash hand basin, shower cubicle, tiled flooring, radiator, spotlights, extractor fan, obscure double glazed window to rear.

## **Lounge/ Diner (lounge Area)**

7' 6" x 6' 7" narrowing to 7' 6" ( 2.29m x 2.01m narrowing to 2.29m )

Double glazed window to front, radiator, wood laminate flooring.

## **Dining Area**

14' 1" x 11' 2" ( 4.29m x 3.40m )

## **Kitchen**

12' 9" x 7' 8" ( 3.89m x 2.34m )

Double glazed window to rear, wall mounted units, square edge work surface, high gloss fronted floor units, sink and drainer, gas hob and two ovens, integrated fridge/freezer, integrated microwave, space and plumbing for dishwasher, vinyl flooring, double glazed door to garden, door to pantry.

## **Landing**

Double glazed window to rear, loft access, radiator.

## **Bedroom One**

13' 1" x 8' 8" ( 3.99m x 2.64m )

Double glazed window to front, radiator.

## **Bedroom Two**

10' 1" x 9' ( 3.07m x 2.74m )

Double glazed window to front, radiator.

## **Bedroom Three**

8' 9" x 8' 8" ( 2.67m x 2.64m )

Double glazed window to rear, radiator.

## **Bathroom**

Obscure double glazed window to side, panelled bath with shower over and mixer taps, low level WC, wash hand basin, radiator, vinyl flooring, fully tiled.

## **Outside**

The rear garden comprises of a patio and lawn area. To the front of the property the garden is laid to lawn with driveway leading to garage.

## **Garage**

Up and over door, door to rear, power and light connected.



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## Larksfield Crescent, Harwich

- Detached House
- 3 Bedrooms
- Shower Room & Family Bathroom
- Driveway & Garage
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £270,000

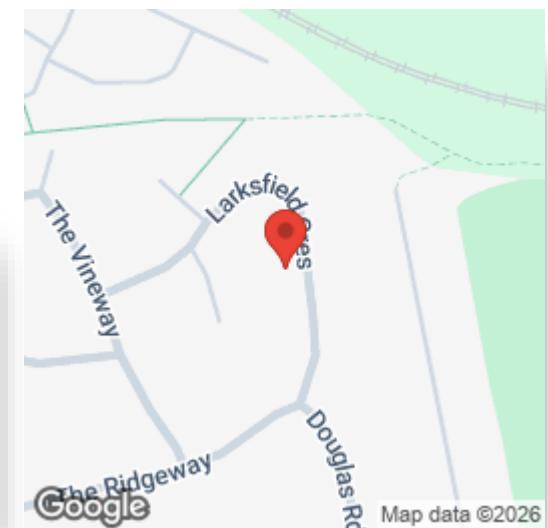


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Property Ref:  
HAW110237 - 0005



Please note the marker reflects the postcode not the actual property

 william h brown



**01255 503125**



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**williamhbrown.co.uk**