



# RE/MAX PROPERTY HUB



## Landrecies Ramsey Road, Harwich, CO12 4TF

### Price £480,000

This fabulously unique detached family home is both spacious and beautifully presented throughout! offering 3 reception rooms including a generous kitchen/diner with vaulted ceiling, a cosy lounge with fireplace housing log burner, and an additional room which could be used as a snug/formal dining room, home office or playroom, 4 double bedrooms (one situated on the GF with private en-suite facilities), utility/laundry room, GF WC, and a modern family bathroom

Externally, a large in-and-out driveway with ample off road parking and an expansive rear garden boasting a versatile garden room currently used as home gym/office space and a dedicated bar area perfect for entertaining!

Council Tax Band: D

EPC: C

Heating: GCH (combi - approx 1 year old)

All mains services connected

## Entrance Hall

Composite entrance door, door to reception room 2, stairs to first floor

## Lounge 14'8" x 11'11" (4.48 x 3.65)

Brick feature fireplace with tiled hearth (housing multi-fuel burner), built in storage cabinets, matching wooden panelling to walls, under stairs storage cupboard, bay window to front aspect and part glazed French doors leading through to kitchen/diner

## 2nd Reception Room 14'1" x 10'3" (4.31 x 3.13)

Another versatile room which could be used as a snug, formal dining room, home office or playroom, feature fireplace, complimentary wooden wall panelling, bay window to front aspect and internal doors leading through to kitchen & main lounge

## Kitchen/Diner 22'11" x 17'6" (7.00 x 5.35)

Fitted with a range of wooden base units and worktop, centralised island with under storage, one and a half bowl sink with mixer tap, space for range style cooker, exposed brick wall, vaulted ceiling with 2 Velux windows, 3 windows to side aspect, 1 window to rear aspect and French doors allowing access to the rear garden

## GF WC

Low level WC and wash basin

## Utility/Laundry Room 7'4" x 6'9" (2.25 x 2.08)

Spaces for fridge/freezer, washing machine & tumble dryer, built in storage cupboard, window to rear aspect

## GF Bedroom 15'8" x 8'4" (4.79 x 2.55)

With exposed brick wall, window to front aspect and door leading to:-

## En-Suite Shower Room 8'3" x 3'4" (2.53 x 1.03)

Suite comprising:- shower cubicle, sink in vanity unit, low level WC, heated towel radiator, part tiled walls, opaque window to rear aspect

## First Floor Landing

Doors to all 3 bedrooms & family bathroom, loft access hatch

## Bedroom 1 18'2" x 10'8" (5.55 x 3.26)

With 'supersize' built in bed, fitted double wardrobes and 2 windows both to rear aspect

## Bedroom 2 11'5" x 12'1" (3.50 x 3.69)

With built in storage cupboard, feature fireplace and window to front aspect

## Bedroom 3 11'11" x 11'6" (3.65 x 3.51)

With feature fireplace and window to front aspect

## Family Bathroom 7'3" x 6'11" (2.23 x 2.12)

Suite comprising:- roll top bath, wall mounted shower with glass screen, pedestal wash basin, low level WC, chrome heated towel rail, fully tiled walls and opaque window to rear aspect

## Outside Areas:

To the front of the property a large stoned in-and-out driveway allowing off-road parking for multiple vehicles, double gates to the front and a further set allow access to the rear garden

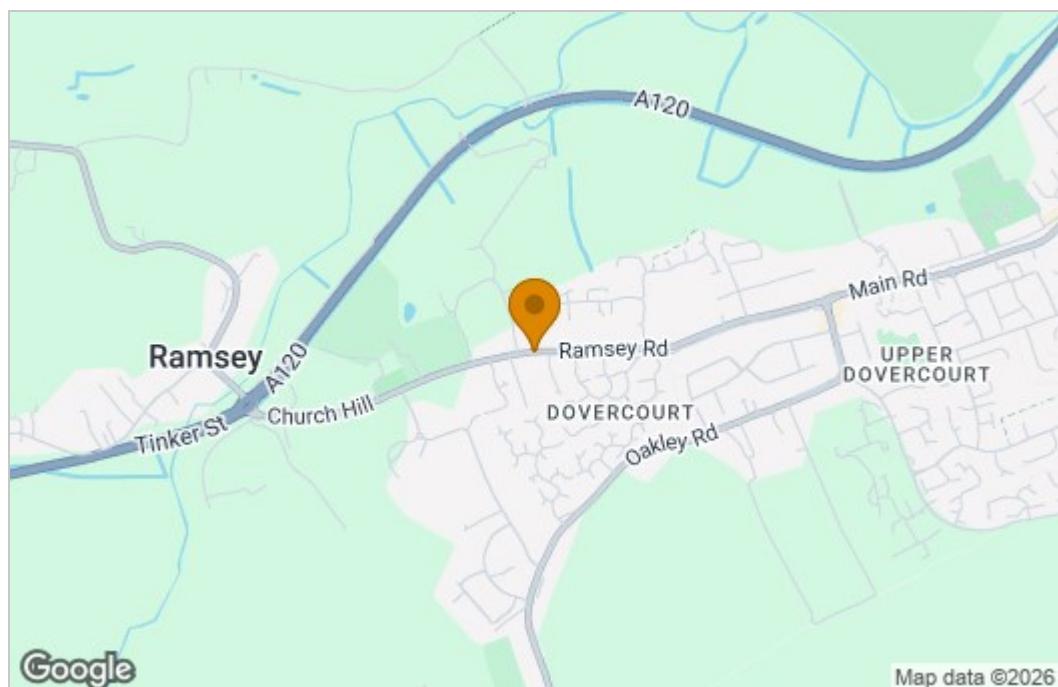
The expansive rear garden is mainly laid to lawn with established trees and shrubs allowing complete privacy, a raised, decked patio area and a dedicated bar/entertaining area

A further detached garden room which is currently used as a home gym and office space

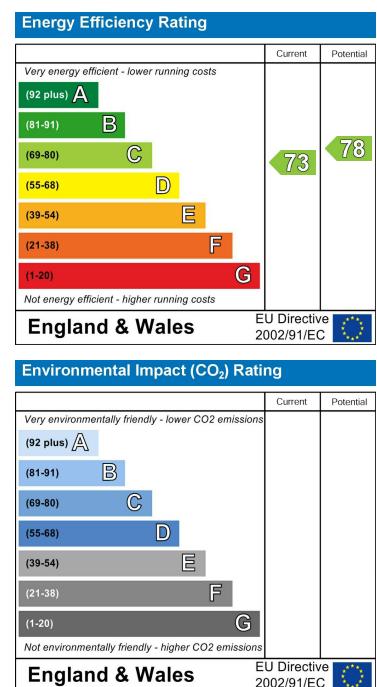
## Floor Plan



## Area Map



## Energy Efficiency Graph



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