



# RE/MAX PROPERTY HUB



RE/MAX  
Property Centre



## 6 Yeomanry Gardens, Harwich, CO12 5FJ Offers in excess of £380,000

Newly built in 2020, this spacious detached bungalow is available now with no onward chain, located in a peaceful cul-de-sac amongst just a handful of homes, with 3 double bedrooms (en-suite to master), a 19' kitchen/diner with integrated appliances, lounge, bathroom, generous rear garden, garage and driveway, well presented throughout

EPC: B

Council Tax Band: D

## Entrance Hallway

Composite entrance door, doors to all rooms, storage cupboard and loft access hatch

## Lounge 14'4" x 12'9" (4.39 x 3.91)

With 2 windows to rear aspect and French doors leading out to rear garden

## Kitchen/Diner 19'3" x 9'3" (5.87 x 2.84)

Fitted with a modern range of wall and base units, rolled edge worktop and upstand, integrated fridge, freezer, washing machine and dishwasher, built in oven and microwave, hob and extractor hood, one and a half bowl ceramic sink with mixer tap, cupboard housing gas boiler, window to rear aspect and UPVC door to side allowing access to rear garden

## Bedroom 1 15'3" x 11'6" (4.66 x 3.51)

With bay window to front aspect, door to en-suite

## En-Suite Shower Room

shower cubicle, low level WC, wash basin with vanity storage and storage shelving, heated towel rail, fully tiled walls

## Bedroom 2 12'7" x 10'4" (3.86 x 3.17)

Window to front aspect

## Bedroom 3 10'5" x 8'5" (3.19 x 2.59)

Window to side aspect

## Bathroom

Modern suite comprising:- panelled bath with wall mounted shower and glass screen, wash basin in vanity unit, low level WC, heated towel rail, extractor fan, fully tiled and opaque window to side aspect

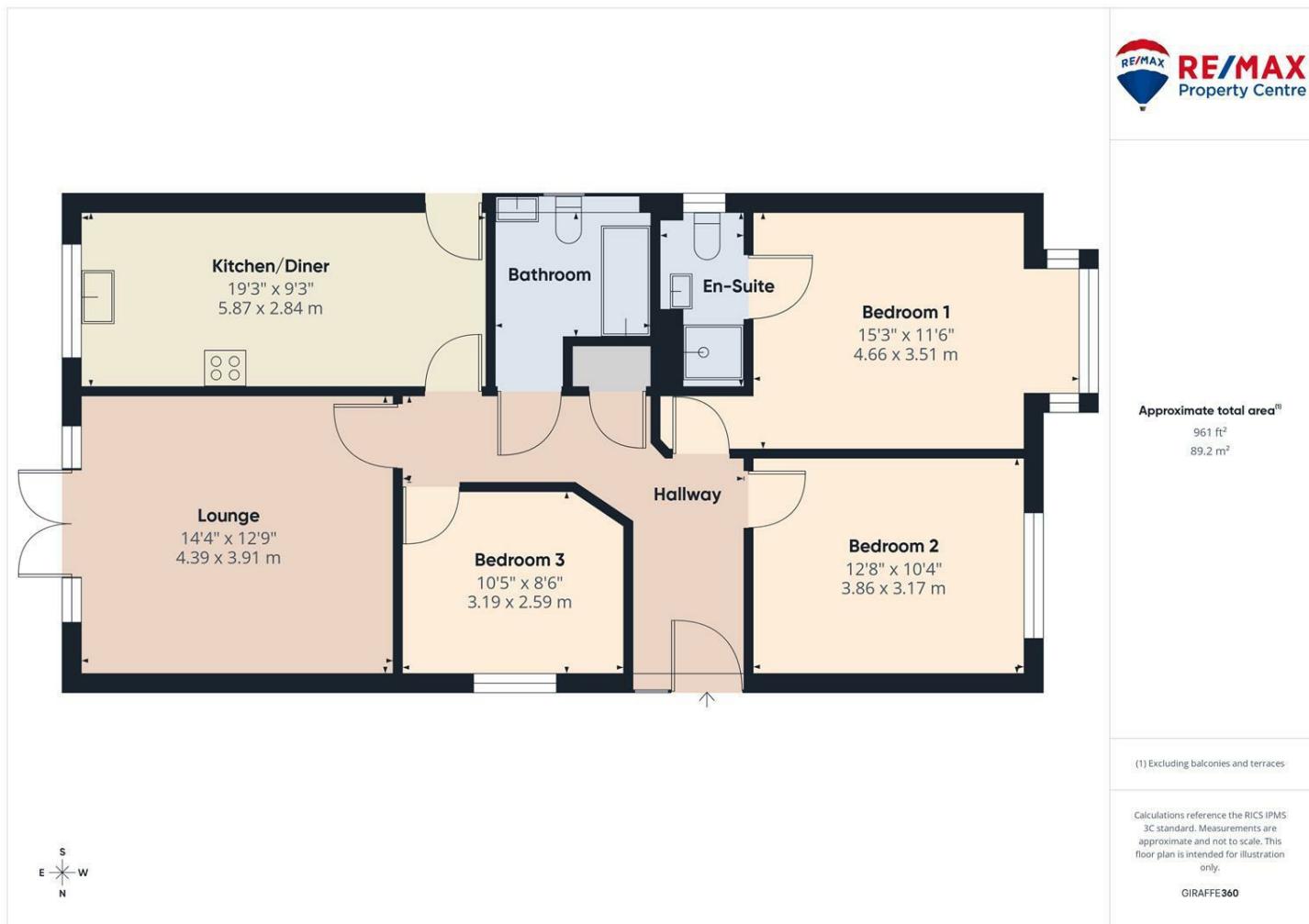
## Outside Areas:

A block paved driveway allowing off road parking leading to a brick built garage with personnel door to rear garden, power and light connected

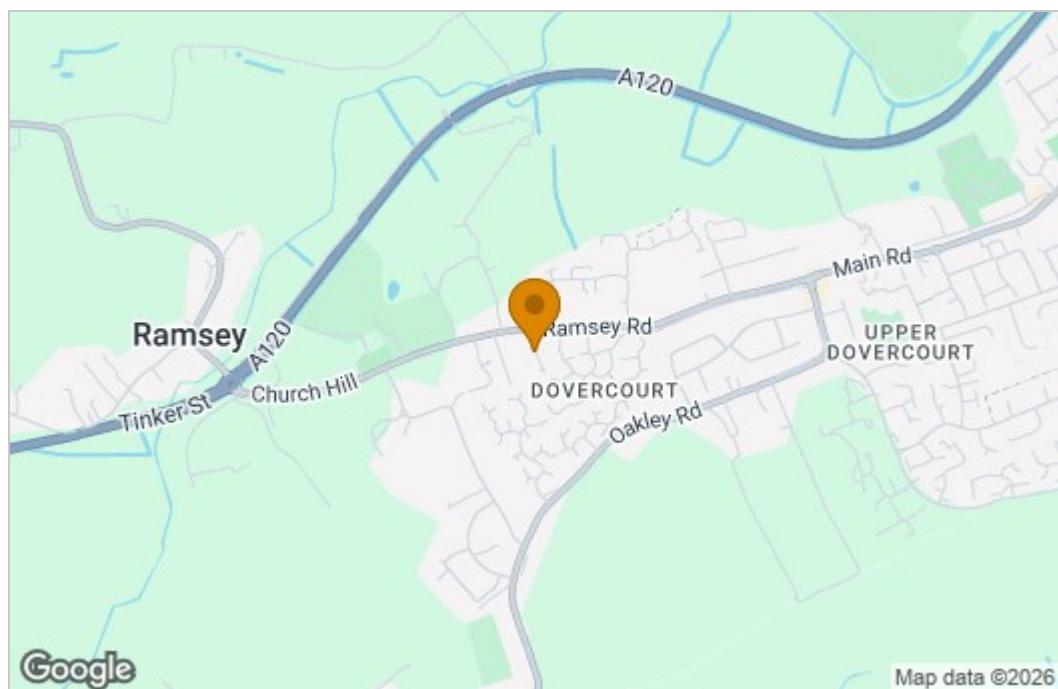
With established shrubs to the frontage

The spacious rear garden boasts a paved patio, lawned area, raised planter beds, garden pond, garden shed to remain, fully enclosed with gated side access

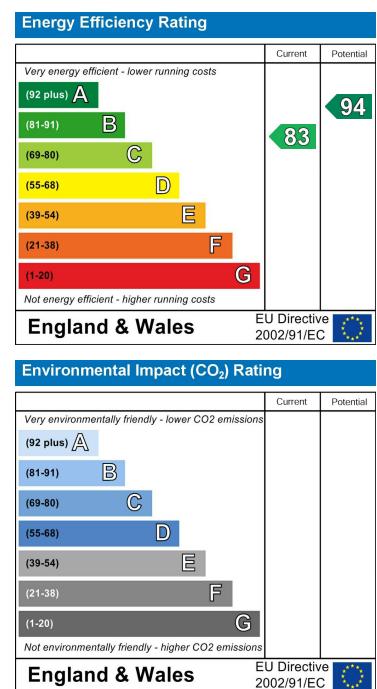
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.