



# RE/MAX

## PROPERTY HUB



**55 Seaview Avenue, Harwich, CO12 5JB**

**Offers over £280,000**

With panoramic views across farmland and the Hamford Waters this semi-detached home is situated in the village of Little Oakley and offers 3 bedrooms, lounge/diner, modern well equipped kitchen, stunning bathroom, low maintenance and fully enclosed front and rear gardens with summerhouse/workshop with electric connected, a lovely home that is beautifully presented throughout, viewing is essential.....

### Entrance Hall

With stairs to first floor, storage cupboard and understairs space

### Lounge/Diner 21'6" x 11'6" (6.57 x 3.53)

Full of light with window to front aspect, french doors to side aspect and a large window to the rear offering field and sea views

### Kitchen 12'1" x 10'6" (3.69 x 3.21)

Fitted with a modern range of wall and base units, built in cooker, induction hob and extraction hood, under cupboard lighting, built in wine rack, ceramic sink & drainer, integrated waste bin, cupboard housing combi boiler (newly fitted in 2023), with window to rear aspect and back door leading to the rear garden and patio area

### First Floor Landing:

Doors to all 3 bedrooms and bathroom, airing cupboard with storage

### Bedroom 1 10'11" x 10'8" (3.34 x 3.27)

With Juliet balcony and large window to rear and side aspects offering panoramic views of farmland and across the Hamford estuary, loft access hatch

### Bedroom 2 10'9" x 10'9" (3.30 x 3.30)

With window to front aspect

### Bedroom 3 8'8" x 5'10" (2.65 x 1.80)

With window to front aspect

### Bathroom 8'6" x 6'2" (2.60 x 1.88)

More field and estuary views from window to rear aspect, suite comprises panelled bath with wall mounted 'Aqualisa' shower, vanity wash hand basin with storage drawers, low level WC, chrome towel radiator and fully tiled walls

### Outside Areas:

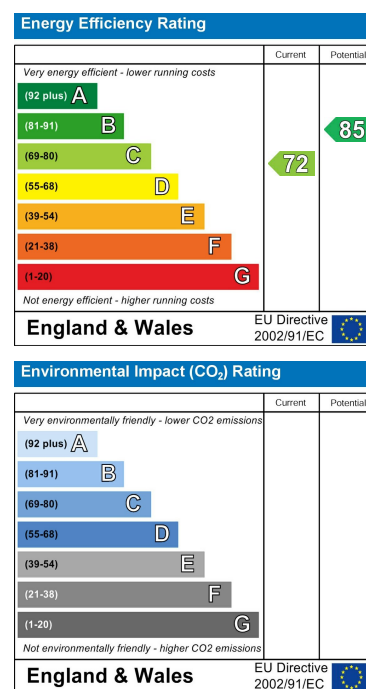
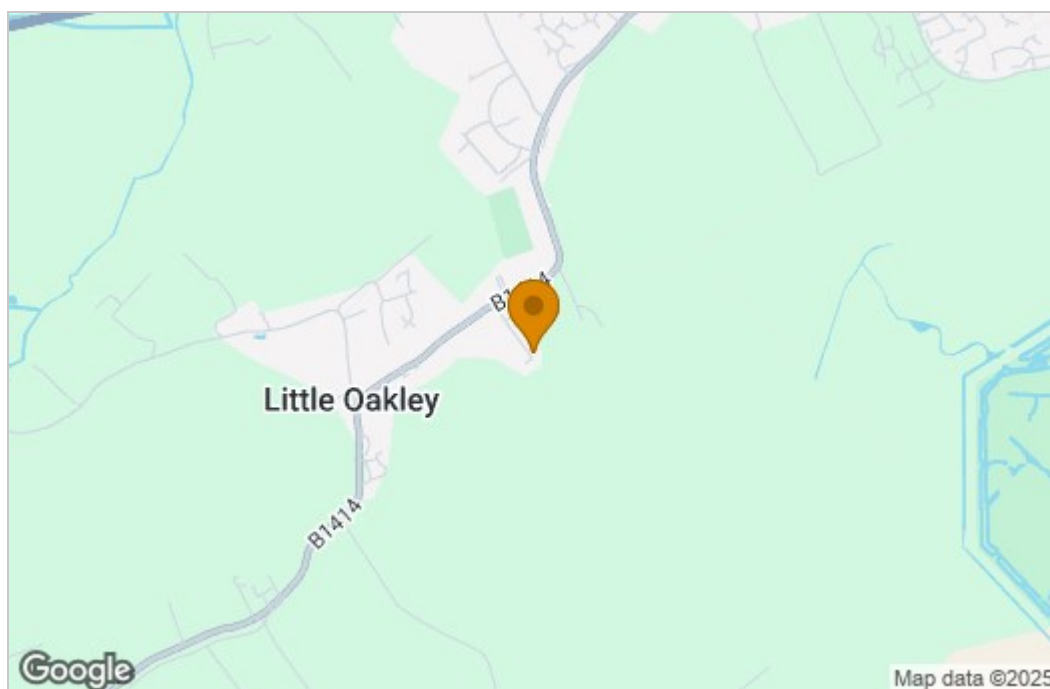
The front garden is contained by a picket fence with low maintenance with shingled beds, path to main entrance, gated side access with storage shed to the side of the property and access to the rear garden

The low maintenance rear garden is fully enclosed and has a large patio area perfect for entertaining, artificial grass contained with wooden sleepers, shingled areas, mature shrubs and trees, wooden summerhouse/workshop with electric connected, and a seating area at the rear end with fabulous views across farmland to the Hamford Estuary

## Floor Plan



## Area Map



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