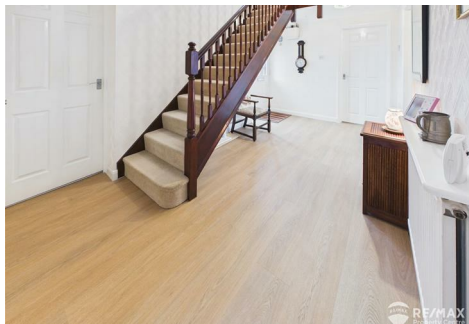




# RE/MAX

## PROPERTY HUB



**11 Beech Grove, Harwich, CO12 5NN**

**Guide price £450,000**

**\*\* Guide Price £450,000-£460,000 \*\*** Located in a peaceful and highly sought after development in the village of Little Oakley, this spacious and well presented Executive Detached Family Home offers over 1,400 sq.ft of versatile living accommodation including:- lounge, dining room, study, kitchen & utility, conservatory, GF WC.

On the first floor, 4 spacious bedrooms (en-suite to master), plus a family bathroom.

Externally the property benefits from a large private driveway offering ample parking and a double garage (power & light connected)

The pleasant and established rear garden backs onto open fields

The property also benefits from solar panels (assisting hot water) making it very cost efficient!

### Entrance Hall

A spacious welcome to the home with entrance door and window to front aspect, stairs to first floor and doors leading through to lounge, utility /kitchen, GF WC and study, part glazed wooden French doors leading to dining room

### Lounge 21'10" x 11'6" (6.68 x 3.52)

Dual aspect with bay window to front aspect and French doors to the rear leading out to the garden, attractive feature fire place housing electric fire (not tested by agent)

### Dining Room 11'3" x 9'9" (3.43 x 2.98)

With window to rear aspect and bi-folding door leading through to kitchen

### Kitchen 11'3" x 10'5" (3.43 x 3.18)

Fitted with a matching range of wooden wall and base units, fitted eye level double oven and grill, AEG induction hob and extractor hood, stainless steel sink/drainers with mixer tap, water softener, plumbing for dishwasher, tiled splash backs, window to rear aspect, opening through to utility area

### Utility Room

Spaces for fridge/freezer and washing machine, built in worktops and further storage cabinets, wall mounted gas boiler and opaque glazed door leading through to:-

### Conservatory 12'10" x 7'11" (3.92 x 2.42)

Coated metal construction with glazing to 3 sides, wooden panelling to internal wall, sliding patio doors leading out to garden area

### Study 9'1" x 7'8" (2.77 x 2.36)

With window to side wall

### GF WC

Low level WC, wash hand basin with vanity storage under, opaque window to side aspect

### First Floor Landing

With doors to all 4 bedrooms & family bathroom, loft access hatch and window to front aspect

### Master Bedroom 13'5" x 12'2" (4.11 x 3.71)

With window to rear aspect overlooking garden and open fields, door leading through to:-

### En-Suite Shower Room

Suite comprising:- corner shower cubicle with power shower, low level WC, wash basin in vanity unit, electric towel rail, extractor fan, part tiled walls and opaque window to rear aspect

### Bedroom 2 12'3" x 9'9" (3.74 x 2.98)

With built in over bed storage cupboards and adjacent wardrobes, window to rear aspect

### Bedroom 3 11'8" x 7'3" (3.56 x 2.23)

With built in triple fitted wardrobes and window to front aspect

### Bedroom 4 9'2" x 7'3" (2.80 x 2.23)

With built in triple wardrobes and window to front aspect

### Family Bathroom

Suite comprising:- panelled bath with wall mounted electric shower, pedestal wash basin, low level WC, airing cupboard (housing water tank) extractor fan, part tiled walls, opaque window to side aspect

### Outside Areas:-

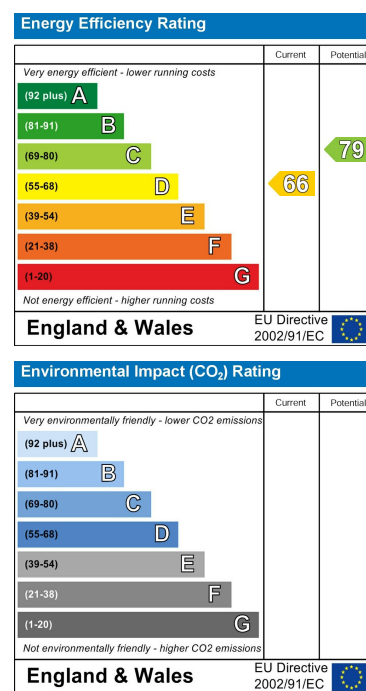
To the front a large private block-paved driveway allowing off road parking for many vehicles, a double garage (light and power connected, eaves storage and personnel door)

The pleasant and well established rear garden offers a patio area to the rear and side, outside tap, summer house, lawned area, rockery and an additional patio area (off lounge), an array of bushes and shrubbery, shingled walkway, gated side and rear access

## Floor Plan



## Area Map



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.

Tending,  
Tel: +44 (0) 7972 190376 Email: [mel.clarke@remax.uk](mailto:mel.clarke@remax.uk) <https://remax.uk/associates/MelClarke>