



# RE/MAX

## PROPERTY HUB



## 25 Shaftesbury Avenue, Harwich, CO12 4BS

### Offers in excess of £310,000

Beautifully presented and close to local schooling, shops and railway station, this extended family home in a peaceful cul-de-sac has so much to offer, including a stunning kitchen/diner/family room, lounge with log burner, GF shower room/utility, 3 bedrooms, first floor shower room, driveway offering off road parking, garage/workshop and an established rear garden to enjoy! (south/west facing)

Many improvements have been made by the current owners including a newly installed pressurised water system, water softener, new electric fuse board, windows and doors plus the addition of cavity wall insulation

EPC: D  
Council Tax Band: B  
Fully Double Glazed  
Heating: GCH

### Entrance Hall

Composite entrance door, doors to lounge, kitchen, GF shower room, 2 under stairs storage cupboards, opaque window to side aspect and stairs to first floor

### Lounge 12'2" x 11'4" (3.73 x 3.46)

Featuring an Aegean Limestone fireplace surround housing the log burner (fully certified) and bay window to front aspect

### Kitchen Area 13'0" x 11'2" (3.97 x 3.41)

Stylish, modern and open plan, fitted with a range of wall and base units, high end integrated appliances including dual ovens (one Bosch, one AEG) Neff Induction hob with Bosch extractor fan, plumbing for dishwasher, quartz worktops, inset stainless steel sink with mixer tap, under unit and plinth lighting, opens through to:-

### Dining/Family Room 16'2" x 9'9" (4.95 x 2.98)

A perfect room for entertaining! with a central copper topped island with space for seating and storage cupboards below, built in alcove seating, media wall housing TV and surrounded by built in storage cupboards, cupboard housing gas boiler, window to rear aspect and French doors leading out to rear garden

### GF Shower Room/Utility 8'5" x 6'0" (2.57 x 1.84)

Shower cubicle, low level WC, wash basin in vanity unit, storage cupboards, wall mounted towel radiator, space for washing machine, water softener and extractor fan

### First Floor Landing

Doors to all 3 bedrooms and bathroom, window to side aspect, loft access hatch (recently re-insulated)

### Bedroom 1 13'10" x 9'3" (4.22 x 2.83)

With one wall of mirrored fronted wardrobes, bay window to front aspect

### Bedroom 2 11'11" x 11'5" (3.65 x 3.49)

With cupboard housing pressurised water cylinder, window to front aspect

### Bedroom 3 7'10" x 6'1" (2.39 x 1.87)

With angled bay window to front aspect

### Shower Room

Suite comprising:- shower cubicle, wash basin in vanity unit, low level WC, fully tiled walls and opaque window to rear aspect

### Outside Areas:

To the front and side of the property, a driveway allowing off road parking with double gates allowing access to the rear garden

The lovingly maintained rear garden is south/west facing and well established, a paved patio area,

lawn, split level decking, fish pond, attractive gravelled areas and raised planter beds, towards the end of the garden a garage workshop

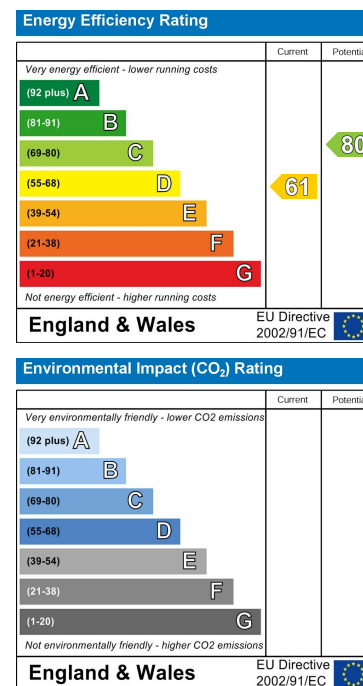
Garage/Workshop (23' x 13'7") - with double doors and a personnel door to the rear garden, power & light connected



## Area Map



### Energy Efficiency Graph



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