RE/MAX PROPERTY HUB









5 Primrose Avenue, Harwich, CO12 4GT

Asking price £400,000

Newly built in 2024, this beautifully presented four-bedroom detached family home offers contemporary living in a highly desirable setting. Designed with modern families in mind, the property boasts generous proportions throughout, including four well-sized bedrooms, with the master featuring a private en-suite.

The ground floor provides a versatile layout with a lounge, a separate dining room/study, and a stylish fitted kitchen/diner perfect for entertaining, along with a ground floor WC. Upstairs, a family bathroom serves the additional bedrooms.

Outside, the property continues to impress with a newly landscaped south-facing garden, complete with a patio and summerhouse - ideal for relaxing or hosting friends and family. A tandem driveway provides off-road parking, leading to the garage for added convenience.

With eight years remaining on its NHBC warranty, this home offers buyers peace of mind of purchasing a nearly new home.

Entrance Hall
With doors leading to lounge, dining room, kitchen, GF WC, cloak cupboard, under stairs storage cupboard and stairs to first floor, Amtico LVT flooring

GF WC
Low level WC, pedestal wash basin, tiled splash back, extractor fan and Amtico LVT flooring

Lounge 16'8" x 10'1" (5.10 x 3.08)
With French doors to rear garden and window to front aspect

Kitchen/Diner 15'2" x 15'1" (4.63 x 4.61)
Fitted with a range of Grey Gloss modern wall and base units with under lighting, built in eye level oven, gas hob with extraction hood, stainless steel one and a half bowl sink/drainer, complimentary wall tiling, integrated fridge freezer and washing machine and dishwasher, cupboard housing gas boiler, Amtico LVT flooring, windows to side and rear aspects, French doors leading to rear garden

Dining Room/Study 10'9" x 9'5" (3.30 x 2.88)
Double aspect windows to front and side aspects

First Floor Landing
Doors to all 4 bedrooms and family bathroom, window to rear aspect (offering distant sea views) loft access hatch

Master Bedroom 13'1" x 10'3" (4.00 x 3.13)
Fitted wardrobes spanning one wall, door to en-suite and double aspect windows to both side and rear

En-Suite Shower Room 6'11" x 3'10" (2.13 x 1.19)
Suite comprising:- double shower cubicle, pedestal wash basin, close coupled WC, shaver point, extractor fan and opaque window to side aspect

Bedroom 2 14'9" x 8'9" (4.52 x 2.69)
With windows to both front and side aspects

Bedroom 3 12'3" x 9'1" (3.74 x 2.79)
Window to front aspect

Bedroom 4 7'6" x 7'1" (2.30 x 2.16)
With window to rear aspect (offering distant sea views)

Family Bathroom 6'9" x 5'6" (2.07 x 1.70)
Suite comprising:- panelled bath with shower attachment, close coupled WC, pedestal wash basin, extractor and opaque window to side aspect

Outside Areas:
To the front of the property a lawn/shrubbed area with pathway to front door, outside lighting

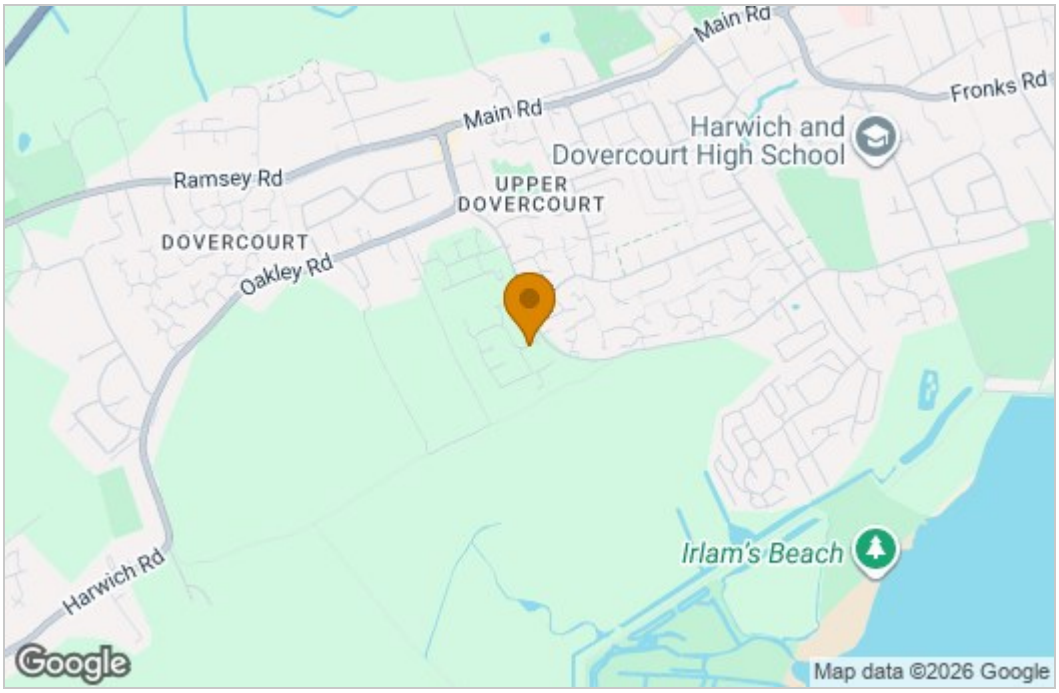
To the side a tandem driveway offering off road parking for up to 3 vehicles, detached garage with eaves storage, gated access to the rear garden

The fully enclosed South facing rear garden is mainly laid to lawn, a newly laid patio area perfect for entertaining, new summerhouse, garden storage shed, outside tap

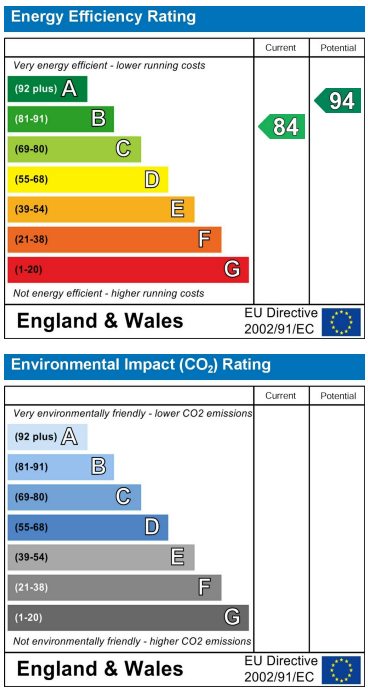
Floor Plan



Area Map



Energy Efficiency Graph



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Tendring,
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk https://remax.uk/associates/MelClarke