



# RE/MAX

## PROPERTY HUB



### **38 Shaftesbury Avenue, Harwich, CO12 4BT**

### **Offers in excess of £285,000**

Beautifully presented, this extended family home is located in a quite cul-de-sac walking distance to schools, shops and train station, offering lounge, kitchen/diner with central island, family room/dining room, 3 bedrooms, new family bathroom, front and rear gardens, driveway and garage plus EV charging

New Roof - approx. 2 years old  
EV Charging  
Council Tax Band: B  
Full Double Glazing  
Heating: GCH (combi boiler)  
EPC: E

### Entrance Porch

UPVC and brick construction glazed to all 3 sides, composite entrance door leading to:-

### Entrance Hall

With doors to lounge & kitchen/diner, under stairs storage cupboard, window to side aspect and stairs to first floor

### Lounge 12'1" x 11'6" (3.69 x 3.51)

With an attractive open brick exposed fireplace and hearth, bay window to front aspect

### Kitchen/Diner 17'8" x 11'11" (5.40 x 3.65)

Open plan design - fitted with a modern range of Shaker style wall and base units, built in electric oven, gas hob, extractor hood, stainless steel sink/drainage with mixer tap, complimentary wall tiling, integrated dishwasher, fridge and freezer, space for washing machine, a central island with under counter seating space, storage cupboards, drawers and built in wine racks, opens through to:-

### Family Room/Dining Room 10'0" x 8'10" (3.06 x 2.71)

Leading on from the kitchen/diner, with UPVC sliding patio doors leading out to the rear garden and a triple window to side aspect allowing natural light to flow

### First Floor Landing

With doors to all 3 bedrooms and bathroom, airing cupboard (housing gas combi boiler - approx. 7 years old), loft access hatch

### Bedroom 1 14'2" x 8'5" (4.34 x 2.59)

With one wall of fitted wardrobes (3 x doubles) and bay window to front aspect

### Bedroom 2 11'11" x 11'1" (3.64 x 3.39)

With UPVC double doors to rear aspect allowing views over the estuary as far as Felixstowe

### Bedroom 3 7'4" x 6'11" (2.26 x 2.13)

With angled bay window to front aspect

### Family Bathroom 6'4" x 6'4" (1.94 x 1.95)

Newly fitted suite comprising:- panelled bath with wall mounted shower plus shower attachment and glass screen, wash basin in vanity unit, low level WC, chrome wall mounted towel radiator, complimentary wall tiling and opaque window to rear aspect

### Outside Areas:

Front: - With a shared driveway leading to the garage, the front garden is laid to stone with a planter area beneath the bay window

EV charging point is adjacent to the front porch

A brick built archway allows access to the rear garden

Rear - The spacious rear garden is un-overlooked

from the rear, mainly laid to lawn, with a concrete patio area, a raised decking towards the rear and a shingled area

Garage - Brick built construction with power & light connected, personnel door leading to rear garden

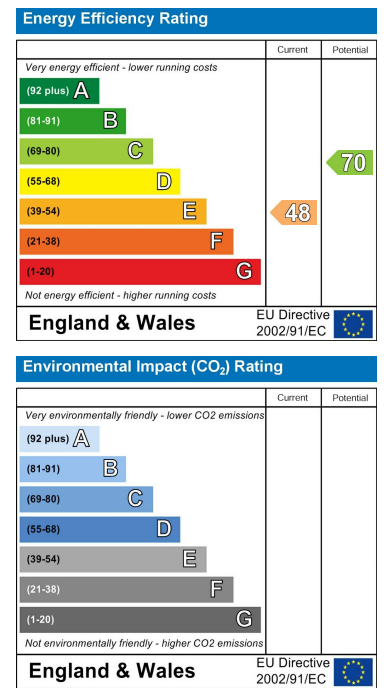
# Floor Plan



# 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.