



RE/MAX

PROPERTY HUB



5 The Hornbeams, Harwich, CO12 5NL

Price £390,000

Located in a peaceful and highly sought after development in the village of Little Oakley, this spacious and well presented Detached Family Home offers versatile living accommodation including:- lounge, dining room, kitchen, and a convenient GF WC.

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

Externally the property benefits from a private driveway offering off-road parking and a single garage (power & light connected)

The pleasant and established rear garden is just perfect for entertaining!

Council Tax Band: D
Awaiting Updated EPC
Full Double Glazing
Gas Central Heating

Entrance Hall

With access doors to lounge, dining room, gf WC and kitchen, under stairs storage cupboard

Lounge 22'1" x 10'9" (6.75 x 3.29)

With bay window to front aspect, attractive wall panelling, feature fireplace surround and sliding patio doors leading out to rear garden

Dining Room 12'0" x 8'8" (3.67 x 2.66)

With window to front aspect

Kitchen 10'7" x 9'9" (3.25 x 2.99)

Fitted with a range of wall and base units, one and a half bowl stainless steel sink/drainers, built in oven, electric hob and extractor hood, spaces for washing machine, fridge/freezer and dishwasher, complimentary wall tiling and door leading to rear garden and window to rear aspect

GF WC

Low level WC, wash basin in vanity unit, tile splash back and opaque window to rear aspect

First Floor Landing

With doors to all 4 bedrooms and bathroom, loft access hatch and fitted storage cupboard

Bedroom 1 11'10" x 11'1" (3.63 x 3.39)

With built in storage cupboard, window to front aspect, feature wall panelling and internal door to:-

En-Suite

Un-fitted and ready for fixings, a perfect blank canvas for the new owners to create the en-suite of their choice!

Bedroom 2 11'1" x 9'10" (3.39 x 3.00)

With fitted double wardrobe and window to front aspect

Bedroom 3 11'1" x 7'1" (3.40 x 2.18)

With window to rear aspect, wall panelling to one wall

Bedroom 4 10'1" x 7'8" (3.08 x 2.35)

With window to rear aspect, wall panelling to one wall

Family Bathroom

Suite comprising:- panelled bath, pedestal wash basin, low level WC, opaque window to rear aspect

Outside Areas:-

To the front of the property a lawned area, driveway offering off-road parking, a single garage (power & light connected and a personnel door to garden) gated side access

The generous and pleasant rear garden fully enclosed, mainly laid to lawn with established bushes, plants and shrubs, with 2 paved patio areas perfect for entertaining!

Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
1131 ft²
104.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------------|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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