



# RE/MAX

## PROPERTY HUB



**68 Valley Road, Harwich, CO12 4RP**

**Asking price £320,000**

This well presented detached bungalow in a non-estate position must be viewed to appreciate the size and versatile living accommodation available, currently with 2 double bedrooms (both en-suite) but could easily accommodate 3 bedrooms, lounge, dining room, sunroom, kitchen, en-suite wet room plus an en-suite 4 piece bathroom, driveway and garage and wrap around mature gardens.

The property also benefits from Solar Panels (Owned)

Fully Double Glazed

Heating: Combi Boiler (Approx. 1 year old)

### Entrance Porch

UPVC Porch, glazed to 3 sides, built in storage cupboards to both sides

### Entrance Hall 14'6" x 9'8" (4.44 x 2.96)

Spacious and welcoming, UPVC entrance door with stained glass and double sidelights, 2 storage cupboards, airing cupboard, loft access hatch, doors leading through to Lounge, kitchen, dining room, bathroom and bedroom 1

### Lounge 17'10" x 11'4" (5.46 x 3.47)

Bay window to side aspect, a further window to front aspect, built in storage cupboard

### Dining Room 13'5" x 11'8" (4.11 x 3.56)

UPVC Part glazed door to sun room, door to bedroom 2, storage cupboard housing washing machine & tumble dryer (double stacked), window to front aspect

Note: could be used as a lounge should a 3rd bedroom be required

### Kitchen 9'3" x 7'3" (2.83 x 2.22)

Fitted with a modern range of wall and base units, rolled edge worktops, built in double oven and oven/grill, hob and extractor hood, one and a half bowl stainless steel sink/drainers, spaces for fridge, freezer and dishwasher, complimentary wall tiling, window to rear aspect

### Bedroom 1 12'5" x 11'0" (3.80 x 3.37)

With triple fitted wardrobes, bay window to side aspect, door leading through to:-

### Bathroom (en-suite) 8'11" x 7'1" (2.74 x 2.16)

Suite comprising:- shower cubicle, bath with tiled surround and central taps, wash basin in vanity unit with storage, extractor, low level WC, fully tiled walls and opaque window to side aspect

### Bedroom 2 12'1" x 10'1" (3.70 x 3.08)

With window to side aspect and door leading through to:-

### En-Suite Wet Room 9'11" x 4'7" (3.04 x 1.40)

Fully tiled walls and floor, wall mounted shower, pedestal wash basin and low level WC, opaque window to rear aspect

### Sunroom 10'0" x 6'10" (3.06 x 2.10)

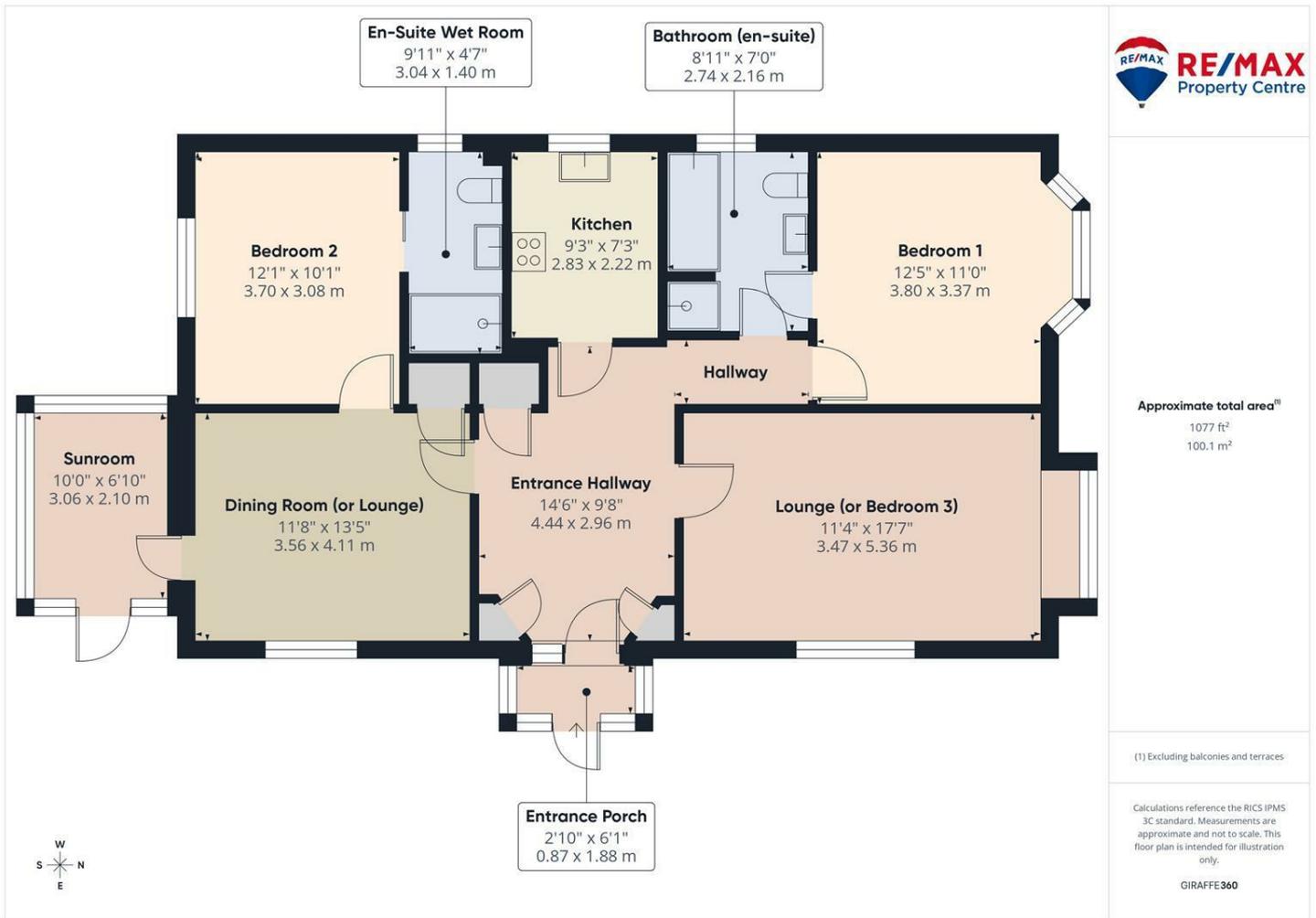
UPVC door leading to garden, glazed to 3 sides (top half) bottom half cladded

### Outside Areas:

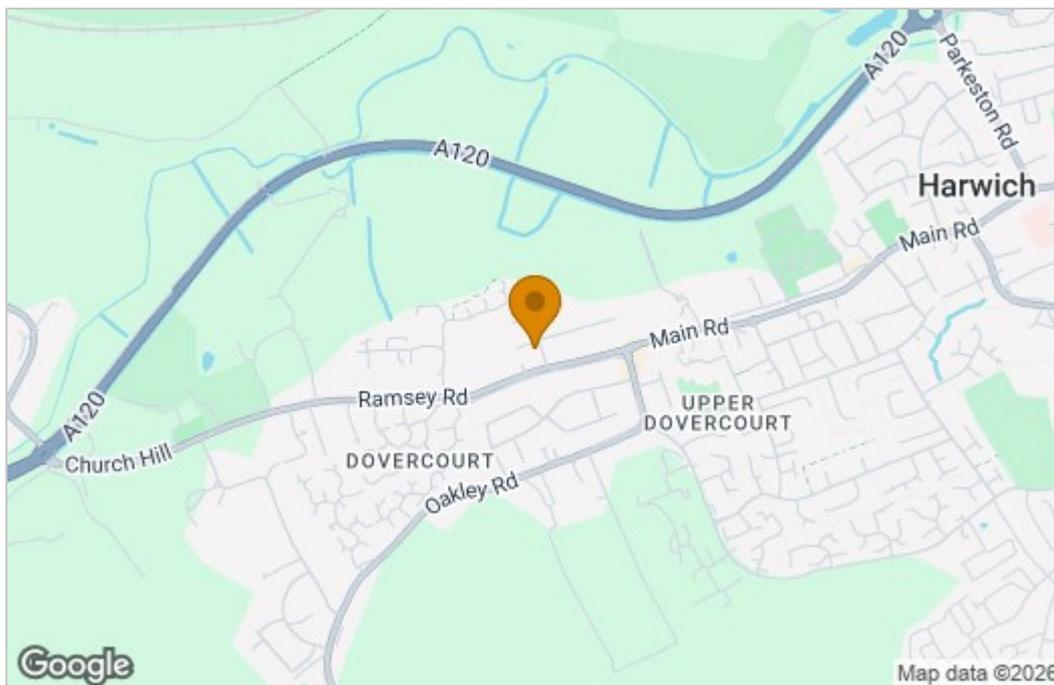
The property enjoys fully enclosed wrap around gardens incorporating lawn, patio area, wooden summer house, greenhouse, established flower beds/shrubs and a pond

Parking for vehicles is available to the side of the property in front of the garage (power & light connected) a personnel door allows access from the garden

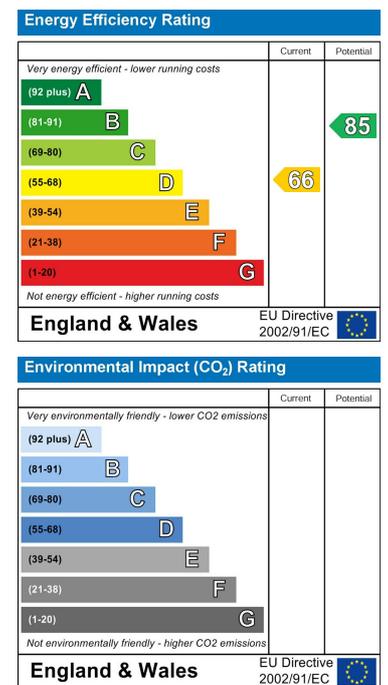
# Floor Plan



# Area Map



# Energy Efficiency Graph



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