



# RE/MAX

## PROPERTY HUB



### **21 Aldon Close, Harwich, CO12 5HF**

### **Price £270,000**

Tucked away in a peaceful cul-de-sac, this detached family home offers versatile living space and a host of desirable features. This home would benefit from some updating, the accommodation includes three bedrooms, a spacious lounge/diner, fitted kitchen, ground floor WC, bright sun room, family bathroom, and en-suite shower room.

Outside, the property benefits from both front and rear gardens, a garage, and a driveway providing off-road parking. Additional highlights include double glazing and gas central heating, making this an ideal home for families/couples seeking comfort and convenience in a quiet setting.

### Entrance Hall

UPVC entrance door, doors to GF WC, kitchen and lounge/diner

### Ground Floor WC 6'1" x 3'2" (1.86 x 0.98)

Low level WC, pedestal wash basin and opaque window to front aspect

### Kitchen 10'5" x 9'1" (3.20 x 2.79)

Fitted with a range of wooden wall and base units, stainless steel sink/drainage with mixer tap, spaces for fridge/freezer, cooker and washing machine, wall mounted boiler (approx 4 years old) and window to front aspect

### Lounge/Diner 16'5" x 15'10" (5.02 x 4.83)

L shaped with large under stairs storage cupboard, window to rear aspect and back door leading to sun room and rear garden

### Sun Room 8'1" x 7'6" (2.47 x 2.30)

Wooden construction with door leading to rear garden

### First Floor Landing

Doors to all 3 bedrooms and bathroom, airing cupboard housing hot water tank, loft access hatch and window to side aspect

### Bedroom 1 13'1" x 9'0" (4.00 x 2.75)

With double fitted wardrobes (additional storage over), window to rear aspect and door leading to:-

### En-Suite Shower Room 6'9" x 4'5" (2.07 x 1.37)

With low level WC, pedestal wash basin, built in single shower, fully tiled walls, extractor

### Bedroom 2 9'4" x 9'2" (2.86 x 2.81)

With window to front aspect

### Bedroom 3 10'0" x 6'7" (3.05 x 2.02)

With window to rear aspect

### Bathroom 6'3" x 5'6" (1.93 x 1.68)

Suite comprising panelled bath with wall mounted shower attachment, pedestal wash basin, low level WC, half tiled walls and opaque window to front aspect

### Outside Areas:

The front of the home is mainly laid to lawn with shrub hedging to the side, driveway and single garage (power & light connected), gated access to the rear of the property

The good size rear garden is fully enclosed, laid to lawn with greenhouse and wooden storage shed

### Property Benefits From:

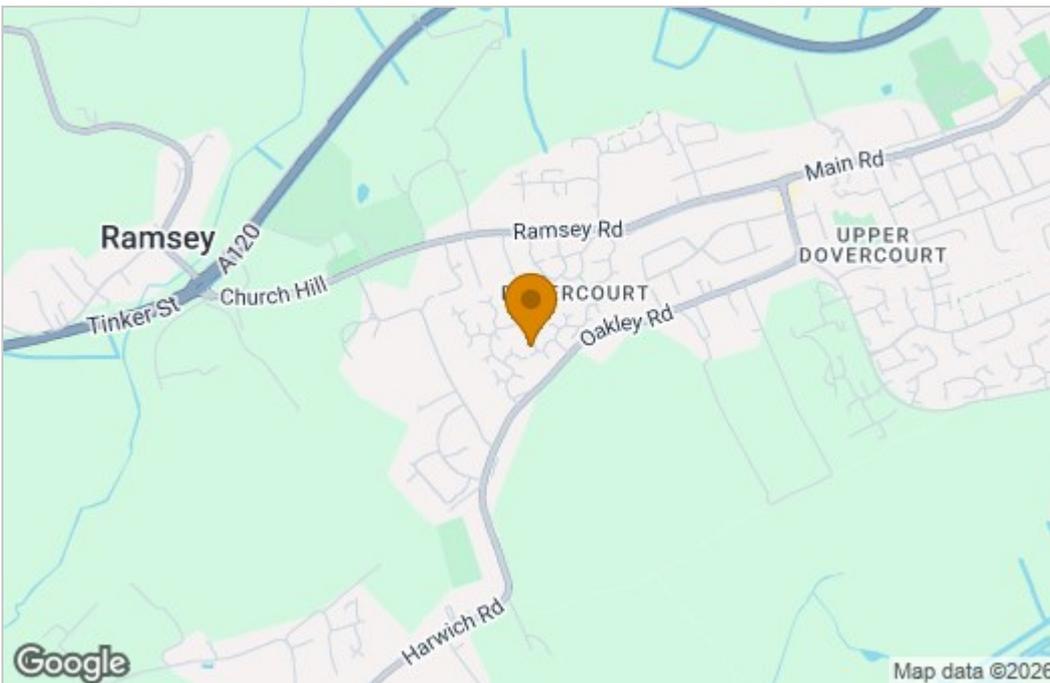
Council Tax Band: C  
Double Glazing  
Gas Central Heating

Cavity Wall Insulation  
Loft: Boarded and Insulated

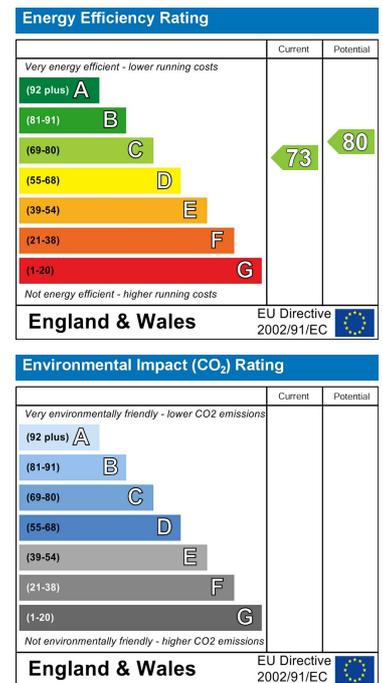
# Floor Plan



# Area Map



# Energy Efficiency Graph



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