



# RE/MAX

## PROPERTY HUB



### **429 Main Road, Harwich, CO12 4ET**

### **Price £425,000**

This Detached Family Home has been thoughtfully extended with a stunning Kitchen/Diner/Family Room with Bi-Folding Doors onto the rear garden, also offering 4 great sized bedrooms, lounge with open fire, utility room, downstairs cloakroom, family bathroom, ample off road parking to the front of the property and a fully enclosed south facing rear garden to enjoy!

Conveniently situated in a non-estate position and walking distance to both primary and secondary schools within easy reach to shops and the A120

This substantial family home has an abundance of space and is in excellent decorative order throughout.

Council Tax: C  
EPC: E currently (awaiting revised)  
Gas Central Heating

## ENTRANCE HALL

An attractive composite front door leads into this welcoming space with stairs to first floor and doors to lounge and kitchen area

## SITTING ROOM 14'6" x 12'4" (4.43 x 3.77)

Bay fronted triple glazed window to front aspect, with open fireplace (working) and attractive fire surround

## KITCHEN/DINER/FAMILY ROOM

This stunning space is open plan design with stylish white gloss units, large island with built in hob and additional storage underneath, 2 integral electric ovens, integral fridge/freezer, integral dishwasher, sink unit & drainer, underfloor heating and Bi-folding doors which open out to the rear garden

## UTILITY ROOM

Space for washing machine & tumble dryer, stainless steel sink & drainer, rolled edge worktops, storage base units, underfloor heating and doors leading to rear garden and downstairs cloakroom

## DOWNSTAIRS CLOAKROOM

Comprising low level WC, wash hand basin with vanity unit and window to rear aspect

## FIRST FLOOR LANDING

A wide and light space with window to side aspect, access to loft and doors to all bedrooms and family bathroom

## MASTER BEDROOM 15'8" x 9'8" (4.78 x 2.96)

Generous principle bedroom with window to rear aspect

## BEDROOM TWO 12'1" x 10'7" (3.70 x 3.23)

Another double bedroom with bay fronted triple glazed window to front aspect

## BEDROOM THREE 11'10" x 8'3" (3.62 x 2.52)

Double bedroom with window to rear aspect

## BEDROOM FOUR 7'8" x 6'7" (2.34 x 2.03)

Single bedroom which is currently used as a dressing room but could also be used as a bedroom, or a home office, triple glazed window to front aspect

## FAMILY BATHROOM 9'9" x 6'5" (2.98 x 1.97)

With underfloor heating, this modern suite comprises a panelled bath, shower cubicle, low level WC, wash hand basin, obscured window to side aspect

## OUTSIDE AREAS

The front of the property benefits from a large driveway offering ample off road parking for multiple vehicles, side access to rear garden

The sunny south facing rear garden is fully enclosed and benefits from a new raised decking area perfect

for entertaining, a lawn area and a further paved patio area to the rear of the garden, wooden shed for storage and mature borders

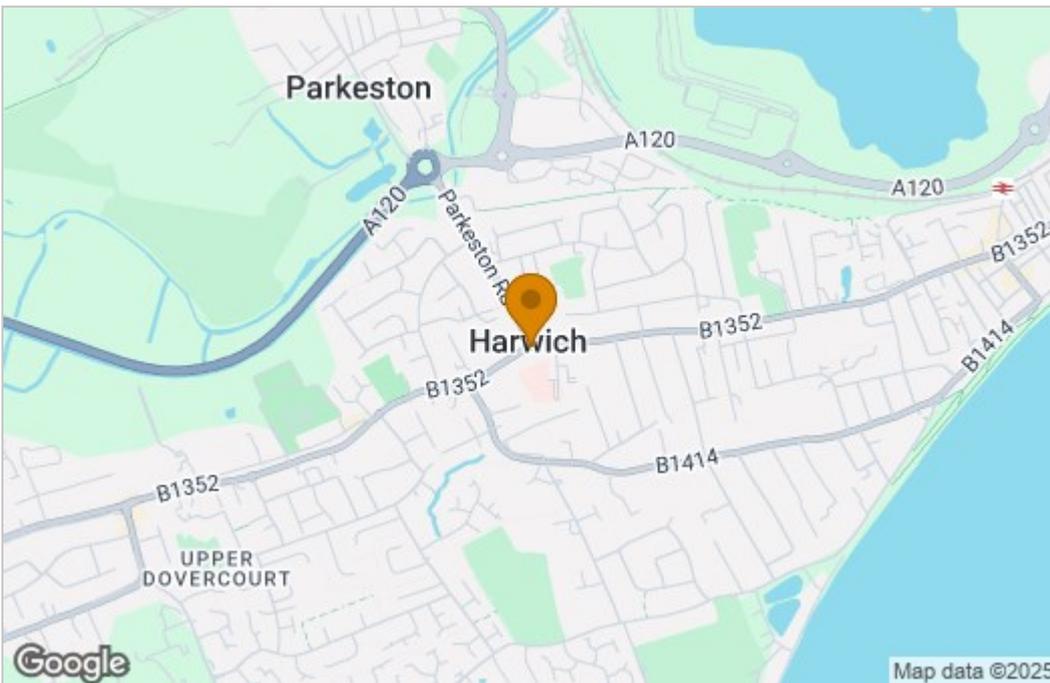
Agents Note - PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Anti-Money Laundering Compliance - ANTI-MONEY LAUNDERING REGULATIONS - In order to comply with current regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

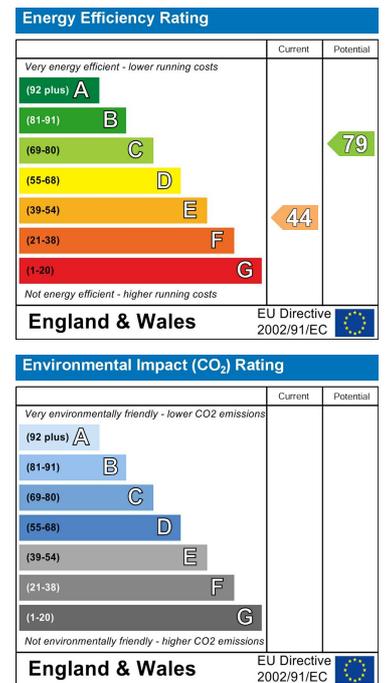
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Tending,  
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