



RE/MAX

PROPERTY HUB



2 Lodge Road, Harwich, CO12 5ED

Offers over £350,000

In the desirable village of Little Oakley, this impressive family home has been thoughtfully extended by the current owners, occupying a large corner plot with easy off-road parking for 4-5 vehicles plus a single garage, internally offering 4 great size bedrooms, a modern kitchen/diner, lounge with multifuel/log burner, ground floor shower room/utility, family bathroom and en-suite shower room to master bedroom, charming sunny aspect rear garden with 2 patio areas, lawn, summer house and storage sheds.

This is a well presented family home in a fabulous location and early viewing is advised!

Entrance Porch

UPVC and brick construction with windows to 3 aspects

Entrance Hall

With doors leading to lounge, kitchen/diner, ground floor shower room, window to front aspect and stairs to first floor

Lounge 17'3" x 12'0" (5.26 x 3.67)

Full of natural light with window to front aspect and French doors overlooking rear garden, wooden fire surround housing multifuel/log burner

Kitchen 13'5" x 10'2" (4.10 x 3.10)

Modern integrated kitchen with soft touch wall, base units and drawers, built in double electric oven, induction hob, decorative splash back, integrated dishwasher and fridge/freezer, larder cupboard, inset sink basin and window to rear aspect, underfloor heating, leads through to dining area

Dining Area 11'6" x 10'3" (3.52 x 3.13)

Spacious and bright with ample room for a dining table, French doors leading to rear garden

G/F Shower Room/Utility 11'6" x 5'5" (3.52 x 1.67)

With walk in double shower, low level WC and wash basin set in vanity with storage, heated towel radiator, utility area with space and plumbing for washing machine & tumble dryer, extra worktop space, window to front aspect

Landing Area

Staggered landing area with doors to all 4 bedrooms and family bathroom

Bedroom 1 11'6" x 10'10" (3.53 x 3.31)

With built in double wardrobes, ceiling fan, window to rear aspect and door to en-suite shower room

En-Suite Shower Room

Modern suite comprising double shower, low level WC and wash basin in vanity with storage, heated towel radiator, obscured window to side aspect

Bedroom 2 10'5" x 9'6" (3.18 x 2.90)

With one whole wall of fitted wardrobes, window to rear aspect and ceiling fan

Bedroom 3 10'4" x 9'6" (3.16 x 2.92)

Currently being freshly decorated, with window to rear aspect and storage cupboard

Bedroom 4 8'11" x 7'4" (2.73 x 2.26)

With window to front aspect and built in storage cupboard

Family Bathroom

Modern suite comprising bath with overhead shower, low level WC, wash basin in vanity with storage, towel radiator and 2 windows to front aspect

Outside Areas:

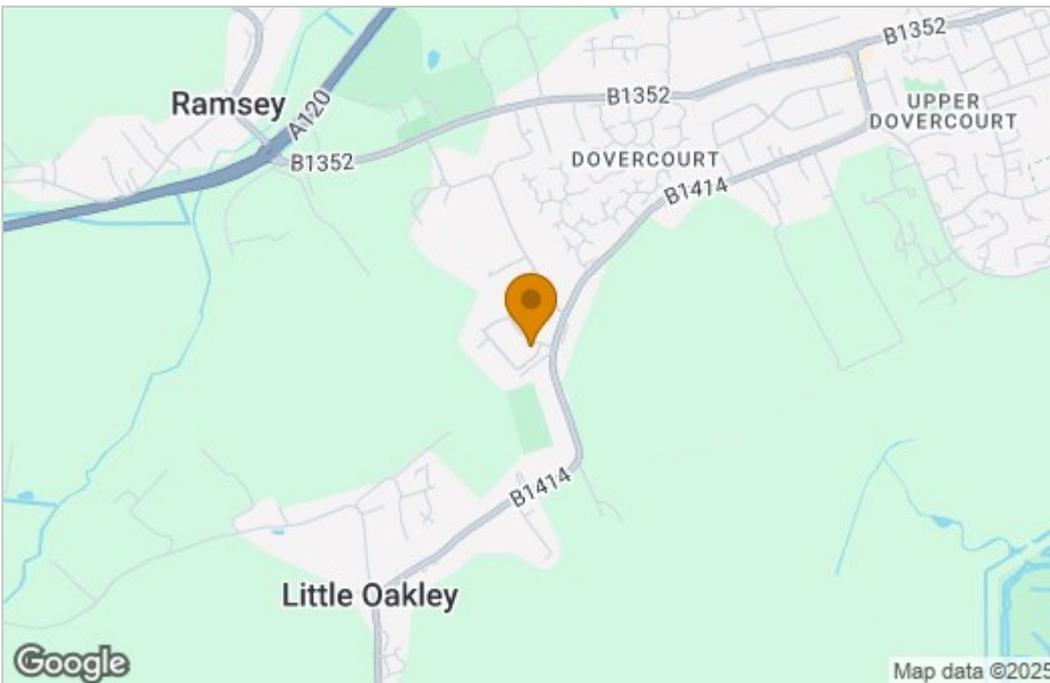
To the front of the property a lawned area and a block paved driveway allowing parking for multiple vehicles, single garage (housing combi boiler) with electric door, radiator, power and light connected, multiple power sockets and a personnel door leading to rear garden

The pleasant sunny aspect rear garden has been thoughtfully sectioned, with 2 patio areas, lawn area, mature bushes and shrubs, decorative slate, wooden summer house plus 2 additional storage sheds, outside tap and power for hut tub if required

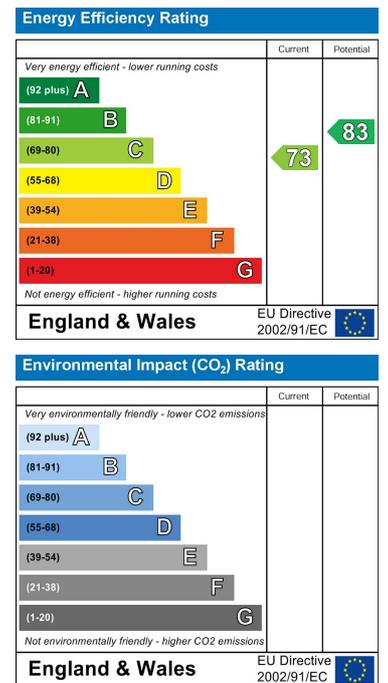
Floor Plan



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.