



RE/MAX

PROPERTY HUB



39 Larksfield Crescent, Harwich, CO12 4BL

Offers in the region of £320,000

**** No Onward Chain **** This well-presented detached home is set within a popular residential area and offers generous, versatile accommodation ideal for family living. The property boasts four bedrooms, a spacious lounge/diner, a bright kitchen/breakfast room, an entrance porch, a ground floor WC, and a family bathroom.

Outside, the home enjoys both front and rear gardens, providing pleasant outdoor spaces, along with a detached garage and driveway offering ample off-road parking.

Additional benefits include gas central heating (new boiler fitted approximately 6–9 months ago), double glazing, and an EPC rating of C. With its combination of space, practicality, and convenient location, this home makes a superb choice for families.

Entrance Porch 7'2" x 4'0" (2.20 x 1.24)

With opaque window to front aspect, UPVC entrance door leading to inner door

Entrance Hall

With understairs storage cupboard, ground floor WC, doors to kitchen and lounge/diner, stairs to first floor

Kitchen/Breakfast Room 11'6" x 11'3" (3.51 x 3.45)

Fitted with a range of wall and base units, breakfast bar, built in oven, gas hob with extractor hood, one and a half bowl stainless steel sink/drain, integrated dishwasher, built in wine rack, space and plumbing for washing machine, window to front aspect and door to side

Lounge/Diner 19'1" x 18'4" (5.83 x 5.60)

With feature fireplace housing electric fire (not tested by agent), windows and French doors overlooking rear garden

Ground Floor WC 6'4" x 2'9" (1.95 x 0.86)

With low level WC, wash basin in vanity unit with storage, window to side aspect

First Floor Landing

Doors to all 4 bedrooms and bathroom, window to side aspect, airing cupboard

Bedroom 1 12'7" x 10'2" (3.84 x 3.12)

With window to rear aspect

Bedroom 2 11'8" x 6'9" (3.58 x 2.08)

Window to front aspect, built in wardrobe

Bedroom 3 9'8" x 7'11" (2.96 x 2.43)

Window to rear aspect

Bedroom 4 11'8" x 6'3" (3.57 x 1.93)

Window to side aspect

Family Bathroom 6'9" x 5'11" (2.08 x 1.81)

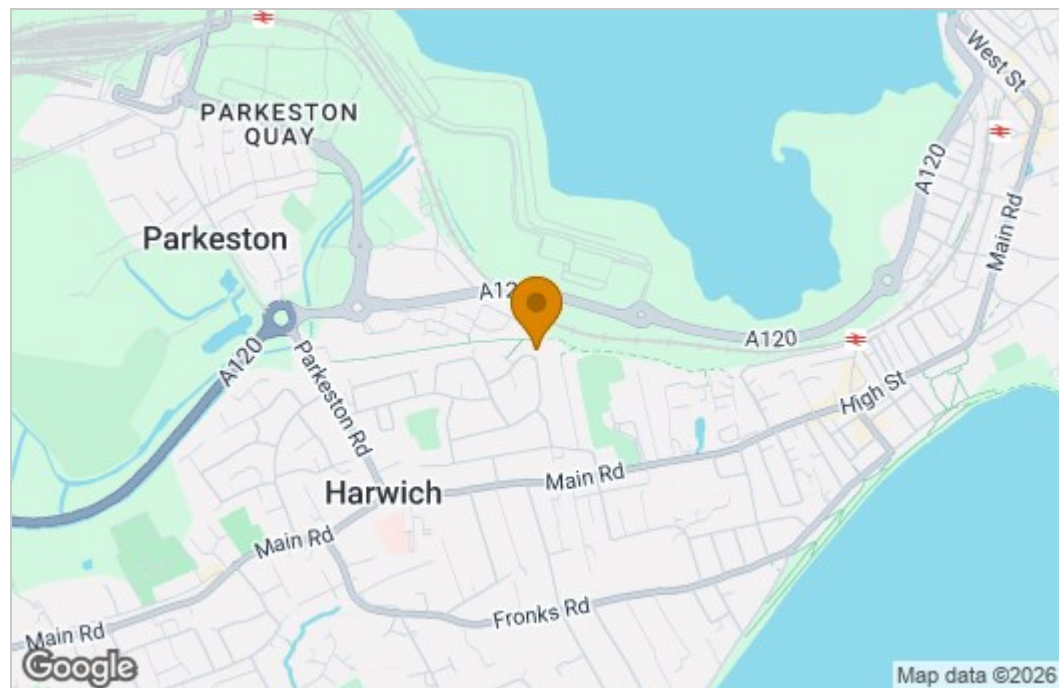
Suite comprising:- panelled bath with shower attachment, low level WC, wash basin in vanity unit with drawers and storage, opaque window to front aspect, heated towel radiator

Outside Areas:

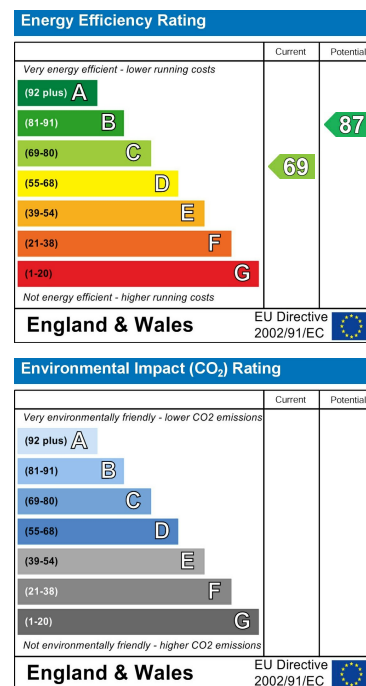
The front of the property is mainly laid to lawn with mature shrubbery and decorative slate, driveway offering ample parking leading to a detached single garage with power & light connected side access to rear garden

The rear garden is private and fully enclosed, with 2 paved patio areas, outside tap, mature trees and shrubs, wooden storage shed

Area Map



Energy Efficiency Graph



Tending,
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