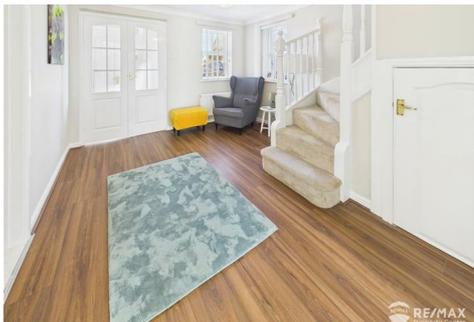




# RE/MAX

## PROPERTY HUB



### **35 St. Denis Close, Harwich, CO12 3SX**

### **Offers over £270,000**

Situated in a peaceful cul-de-sac, just a short walk from the beach, seafront, and local schools, this well-presented and newly decorated detached three-bedroom home offers comfortable family living with modern touches.

The property features a garage and driveway with off-road parking, spacious entry hall with ground floor WC, bright lounge & conservatory, kitchen with separate utility, family bathroom, and modern en-suite shower room. Additional highlights include owned PV solar panels and a great sized, fully enclosed south-facing rear garden with side access to the front.

Recently re-decorated and fitted with new first-floor carpets, this home is ready to move into and provides an excellent opportunity in a sought-after location.

Accommodation Comprises:

**Entrance Lobby 4'9" x 2'11" (1.47 x 0.91)**

With door to downstairs WC and double doors to entrance hall

**Downstairs WC**

Newly fitted low level WC and wash hand basin. obscured window to front aspect

**Entrance Hall 12'9" x 10'4" (3.91 x 3.16)**

This impressive entrance hall is versatile and could be used as dining space, an extra reception room, or just kept as an open entrance hall stairs to first floor, understairs storage cupboard and doors through to utility room, lounge and kitchen

**Lounge 12'7" x 10'7" (3.85 x 3.24)**

With double doors leading through to conservatory

**Conservatory 10'2" x 9'0" (3.11 x 2.75)**

With double doors leading through to the lounge and French doors on to the rear garden, fitted with window blinds (to remain)

**Kitchen 9'7" x 7'4" (2.94 x 2.24)**

Fitted with a range of matching wall and base units, stainless steel sink/drainers, electric cooker, induction hob, window and rear door to garden

**Utility/Laundry Room 7'6" x 6'5" (2.29 x 1.98)**

Fitted with wall and base units, stainless steel sink/drainers, plumbing for washing machine

**First Floor Accommodation:**

**Landing Area**

With newly fitted carpet, airing cupboard and doors to bathroom and all 3 bedrooms

**Bedroom 1 10'2" x 9'8" (3.10 x 2.95)**

Newly fitted carpet, with window to rear aspect, fitted double wardrobe and door to en-suite

**En-Suite Shower Room 7'11" x 4'5" (2.43 x 1.35)**

Suite comprising corner shower unit, sink in vanity unit, contemporary radiator, low level WC and obscured window to rear aspect

**Bedroom 2 10'1" x 9'6" (3.08 x 2.91)**

With newly fitted carpet and window to front aspect

**Bedroom 3 8'7" x 6'1" (2.64 x 1.86)**

Newly fitted carpet, access to loft space (with loft ladder, boarded and light connected) and window to front aspect

**Bathroom 8'0" x 4'11" (2.44 x 1.50)**

Suite comprising panelled bath with overhead shower, low level WC, heated towel radiator and wash hand basin in vanity unit, obscured window to side aspect

**Outside Areas:**

To the front of the property is a large block paved

driveway allowing off road parking for multiple vehicles

Single integral garage with power and light connected

Side access to the rear garden is to the right of the property

The rear garden is fully enclosed and south facing, laid to lawn with block paved patio area perfect for entertaining!

The property is fitted with 2.5 kwp PV Solar Panels to the rear roof, (fully owned)

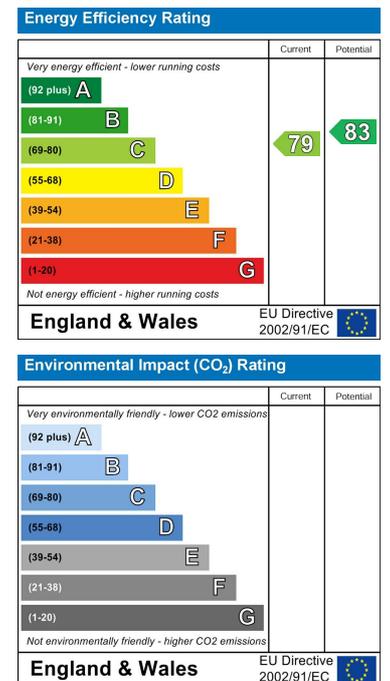
# Floor Plan



# Area Map



# Energy Efficiency Graph



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