



RE/MAX

PROPERTY HUB



65 Long Meadows, Harwich, CO12 4US

Offers in excess of £330,000

Well presented and spacious 5 bedroom family home, perfectly located close to local schooling, seafront and local amenities, stunning 27' lounge/kitchen/family room with bi-folding doors leading out to rear garden, GF WC, bathroom plus en-suite shower, driveway offering off-road parking and a south facing rear garden with heated swimming pool to enjoy!

Perfect home for a larger family in a great location

Council Tax Band: C
EPC: C

Entrance Hall

Composite front door, doors to GF WC, Bedrooms 4 & 5 and living area, large storage cupboard and stairs to first floor

GF WC

Low level WC, corner wash basin, chrome towel radiator and opaque window to front aspect (high level)

Bedroom 4 15'2" x 8'2" (4.64 x 2.51)

With window to front aspect

Bedroom 5 10'3" x 7'7" (3.14 x 2.33)

With window to front aspect

Open Plan Living Area/Kitchen 27'1" x 16'9" (8.26 x 5.11)

Lounge area: - With bi-folding doors leading out to rear garden, feature wall panelling, 4 x Velux roof windows allowing natural light to flow through

Kitchen/Dining Area: - Fitted with a modern range of wall and base units, inset sink with mixer tap, integrated eye level double oven (NEFF), induction hob, extractor hood, integrated fridge, freezer, dishwasher, wine cooler, central island with space for seating, utility cupboard housing washing machine, further built in pantry/storage cupboards, built in bench seating

First Floor Landing:

With window to side aspect, doors to bedrooms 1, 2 & 3 and family bathroom, airing cupboard (housing combi boiler), loft access hatch

Bedroom 1 10'8" x 9'7" (3.27 x 2.94)

With built in double wardrobe, window to rear aspect, opens through to:-

En-Suite

Shower cubicle, wash basin, extractor fan

Bedroom 2 11'3" x 8'3" (3.45 x 2.54)

With window to front aspect

Bedroom 3 7'10" x 6'11" (2.39 x 2.13)

With fitted double wardrobe, window to rear aspect

Family Bathroom

Suite comprising:- Panelled 'P' bath with wall mounted shower and glass screen, wash basin, low level WC, chrome towel radiator, extractor fan, fully tiled walls and opaque window to front aspect (high level)

Outside Areas:

To the front of the property a block paved driveway providing off road parking, path to front door, artificial grass area and gated access to the rear garden

The South facing rear garden is fully enclosed with both side and rear access, pre-dominantly laid with

low maintenance artificial grass, patio area, a wooden pergola, heated swimming pool, outside bar area, pond, storage shed (power connected)

Floor Plan



Approximate total area⁽¹⁾
 1151 ft²
 106.9 m²

Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

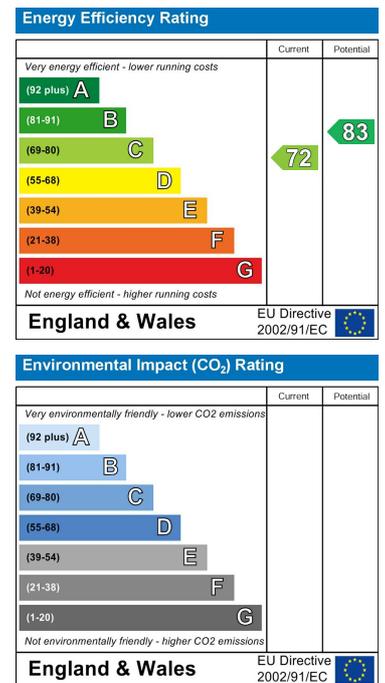
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph



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