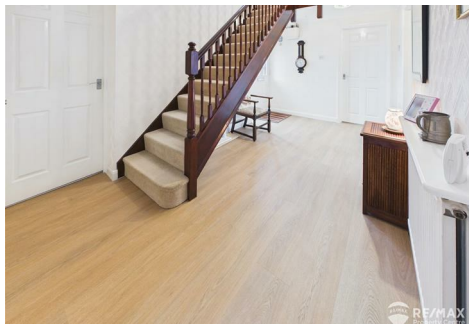




RE/MAX

PROPERTY HUB



11 Beech Grove, Harwich, CO12 5NN

Guide price £450,000

**** Guide Price £450,000-£460,000 **** Located in a peaceful and highly sought after development in the village of Little Oakley, this spacious and well presented Executive Detached Family Home offers over 1,400 sq.ft of versatile living accommodation including:- lounge, dining room, study, kitchen & utility, conservatory, GF WC.

On the first floor, 4 spacious bedrooms (en-suite to master), plus a family bathroom.

Externally the property benefits from a large private driveway offering ample parking and a double garage (power & light connected)

The pleasant and established rear garden backs onto open fields

The property also benefits from solar panels (assisting hot water) making it very cost efficient!

Entrance Hall

A spacious welcome to the home with entrance door and window to front aspect, stairs to first floor and doors leading through to lounge, utility /kitchen, GF WC and study, part glazed wooden French doors leading to dining room

Lounge 21'10" x 11'6" (6.68 x 3.52)

Dual aspect with bay window to front aspect and French doors to the rear leading out to the garden, attractive feature fire place housing electric fire (not tested by agent)

Dining Room 11'3" x 9'9" (3.43 x 2.98)

With window to rear aspect and bi-folding door leading through to kitchen

Kitchen 11'3" x 10'5" (3.43 x 3.18)

Fitted with a matching range of wooden wall and base units, fitted eye level double oven and grill, AEG induction hob and extractor hood, stainless steel sink/drainers with mixer tap, water softener, plumbing for dishwasher, tiled splash backs, window to rear aspect, opening through to utility area

Utility Room

Spaces for fridge/freezer and washing machine, built in worktops and further storage cabinets, wall mounted gas boiler and opaque glazed door leading through to:-

Conservatory 12'10" x 7'11" (3.92 x 2.42)

Coated metal construction with glazing to 3 sides, wooden panelling to internal wall, sliding patio doors leading out to garden area

Study 9'1" x 7'8" (2.77 x 2.36)

With window to side wall

GF WC

Low level WC, wash hand basin with vanity storage under, opaque window to side aspect

First Floor Landing

With doors to all 4 bedrooms & family bathroom, loft access hatch and window to front aspect

Master Bedroom 13'5" x 12'2" (4.11 x 3.71)

With window to rear aspect overlooking garden and open fields, door leading through to:-

En-Suite Shower Room

Suite comprising:- corner shower cubicle with power shower, low level WC, wash basin in vanity unit, electric towel rail, extractor fan, part tiled walls and opaque window to rear aspect

Bedroom 2 12'3" x 9'9" (3.74 x 2.98)

With built in over bed storage cupboards and adjacent wardrobes, window to rear aspect

Bedroom 3 11'8" x 7'3" (3.56 x 2.23)

With built in triple fitted wardrobes and window to front aspect

Bedroom 4 9'2" x 7'3" (2.80 x 2.23)

With built in triple wardrobes and window to front aspect

Family Bathroom

Suite comprising:- panelled bath with wall mounted electric shower, pedestal wash basin, low level WC, airing cupboard (housing water tank) extractor fan, part tiled walls, opaque window to side aspect

Outside Areas:-

To the front a large private block-paved driveway allowing off road parking for many vehicles, a double garage (light and power connected, eaves storage and personnel door)

The pleasant and well established rear garden offers a patio area to the rear and side, outside tap, summer house, lawned area, rockery and an additional patio area (off lounge), an array of bushes and shrubbery, shingled walkway, gated side and rear access

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		66	79
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Tending,
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