



RE/MAX

PROPERTY HUB



56 Artillery Drive, Harwich, CO12 5FG

Price £390,000

This spacious and extremely well presented link detached family home has so much to offer, highlights include a generous 25' kitchen/diner, lounge and conservatory, study, GF WC, 4 great size bedrooms (en-suite to master), family bathroom, carport, garage, off road parking and front and rear gardens to enjoy!

Situated in a popular area for both families and couples alike

Awaiting updated EPC

Council Tax Band: D

Gas Central Heating - Combination boiler - approx 5 years old

Full Double Glazing

Entrance Hall

With under stairs storage cupboard, doors to study, lounge, GF WC and kitchen/diner, stairs to first floor

Study 8'0" x 7'8" (2.44 x 2.34)

With window to front aspect

GF WC

Low level WC, wash basin in vanity unit, complimentary tiled splash back, opaque window to side aspect

Kitchen/Diner 25'4" x 9'2" (7.73 x 2.81)

Fitted with a matching range of Shaker style base and wall units, complimentary wall tiling, stainless steel sink/drainage with mixer taps, Built in double oven, gas hob, extractor hood, Spaces for fridge/freezer, dishwasher & washing machine, part glazed back door allowing access to garden, window to rear aspect and French doors leading through to conservatory

Lounge 16'9" x 11'4" (5.13 x 3.46)

Feature fireplace surround, attractive wall panelling, French doors leading through to kitchen/diner, door accessing entrance hall and box bay window to front aspect

Conservatory 11'2" x 10'11" (3.42 x 3.34)

Brick and UPVC construction with double doors out to rear garden

First Floor Landing

Loft access hatch and doors to all 4 bedrooms and family bathroom

Master Bedroom 11'4" x 11'3" (3.46 x 3.45)

With triple fitted wardrobes, attractive wall panelling, window to front aspect and door leading to:-

En-Suite 7'6" x 5'6" (2.30 x 1.69)

Suite comprising shower cubicle, sink with built in vanity storage, wall mounted heated towel radiator and opaque window to side aspect

Bedroom 2 13'5" x 9'8" (4.09 x 2.96)

With fitted double wardrobe, double aspect windows to both front and rear

Bedroom 3 11'10" x 9'8" (3.62 x 2.96)

With triple fitted wardrobes, window to front aspect

Bedroom 4 8'11" x 8'6" (2.72 x 2.60)

With window to rear aspect, opens through to:-

Dressing Room 7'3" x 5'6" (2.21 x 1.69)

With window to rear aspect

Family Bathroom 8'11" x 5'6" (2.73 x 1.69)

Suite comprising:- panelled bath with mixer taps and shower attachment, shower cubicle, pedestal was basin, low level WC, opaque window to rear aspect

Outside Areas:-

The front and side garden is enclosed by an attractive picket fence with established plants, bushes and shrubs, pathway leading to entrance door

To the side of the property a carport leading to a single garage (personnel door to garden) gated side access and off road parking

The attractive rear garden is pre-dominantly block paved, with additional decked and shingle areas, established bushes and shrubs, wooden shed to remain

Floor Plan

Floor 0

- Study: 8'0" x 7'8" (2.44 x 2.34 m)
- Entrance Hall
- Kitchen/Diner: 9'2" x 25'4" (2.81 x 7.73 m)
- Lounge: 16'9" x 11'4" (5.13 x 3.46 m)
- Conservatory: 10'11" x 11'2" (3.34 x 3.42 m)
- GF WC

Floor 1

- Bedroom 2: 13'4" x 9'5" (4.09 x 2.96 m)
- Bedroom 3: 11'10" x 9'8" (3.62 x 2.96 m)
- Bedroom 4: 8'11" x 6'9" (2.72 x 2.60 m)
- Master Bedroom: 13'4" x 9'8" (3.45 x 3.46 m)
- Bathroom: 5'6" x 8'11" (1.69 x 2.73 m)
- Dressing Room: 5'6" x 7'3" (1.69 x 2.21 m)
- En-Suite: 5'6" x 7'5" (1.69 x 2.30 m)
- Landing

Approximate total area⁽¹⁾

1394 ft²
129.4 m²

Reduced headroom

15 ft²
1.4 m²

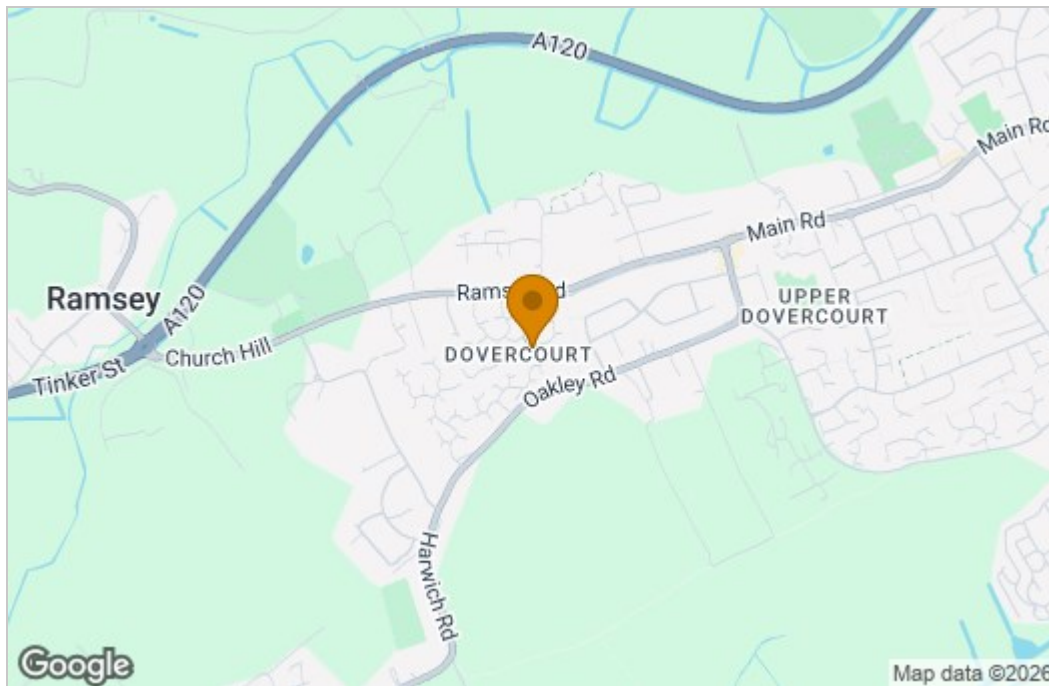
(1) Excluding balconies and terraces.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.