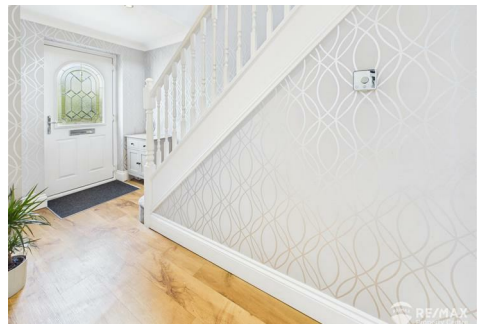
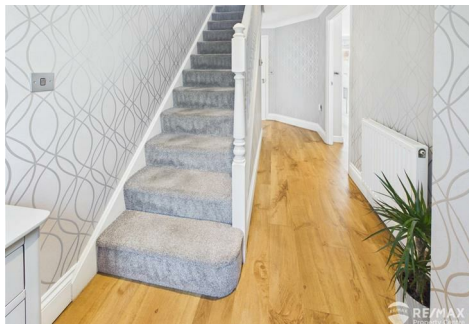




# RE/MAX

## PROPERTY HUB



### 3 Military Way, Harwich, CO12 5FD

### Price £360,000

This superb Detached Family home in a popular area overlooks communal green space and would be the perfect location for couples and families, offering 4 well sized bedrooms, a 24' lounge, 20' kitchen/diner with central island, GF WC, family bathroom plus en-suite shower room.

Externally with a detached garage and extended driveway allowing ample off-road parking and gated access to the garden, the sunny aspect rear garden enjoys a patio area, lawn, planter beds to the sides and a further raised decked seating area to the rear of the garden

The property has seen many improvements from the current owners including installation of a new gas boiler (approx 3 years ago), Hive heating system, new water tank, installation of new front & rear doors, new bathroom, Mira power showers with pump installed in bathroom and en-suite to name a few.

EPC: D  
Council Tax Band: D

### Entrance Hall

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

### GF WC

Wash basin in vanity unit, complimentary wall tiling, low level WC, towel rail and opaque window to rear aspect

### Lounge 20'3" x 10'11" (6.18 x 3.33)

Fireplace surround with newly fitted electric flame effect fire, window to front aspect and UPVC French doors leading to rear garden

### Kitchen/Diner 20'3" x 10'2" (6.19 x 3.12)

Bespoke fitted kitchen with a wide range of wall, display and base units, granite work surfaces, Rangemaster oven, extractor hood, American style fridge/freezer, built in wine rack, centralised island with storage cupboards, drawers and a drinks cooler, inset double sink & drainer, space for washing machine, integrated Bosch dishwasher, double aspect windows to both front and rear aspects and UPVC part glazed door leading out to garden

### First Floor Landing

Doors to all 4 bedrooms and bathroom, loft access hatch

### Bedroom 1 13'5" x 10'8" (4.10 x 3.26)

With 2 double fitted wardrobes, door to en-suite shower room and window to front aspect overlooking the green

### En-Suite Shower Room

Suite comprising:- inset sink with storage cupboards under and adjacent, low level WC, chrome towel radiator, tiled shower cubicle housing Mira power shower, tiled walls and opaque window to front aspect

### Bedroom 2 10'6" x 10'4" (3.22 x 3.15)

Triple fitted wardrobes and window to front aspect

### Bedroom 3 9'8" x 8'11" (2.96 x 2.72)

Window to rear aspect

### Bedroom 4 11'5" x 6'7" (3.48 x 2.03)

Window to rear aspect

### Family Bathroom 7'5" x 5'11" (2.27 x 1.82)

Modern suite comprising:- 'P' bath with glass shower screen and Mira power shower with digital display and auto stop bath fill, Bluetooth vanity mirror, low level WC, wash basin with vanity storage, complimentary wall tiling, chrome heated towel radiator, opaque window to rear aspect

### Outside Areas:-

The front of the property is low maintenance, laid to shingle with planter beds either side

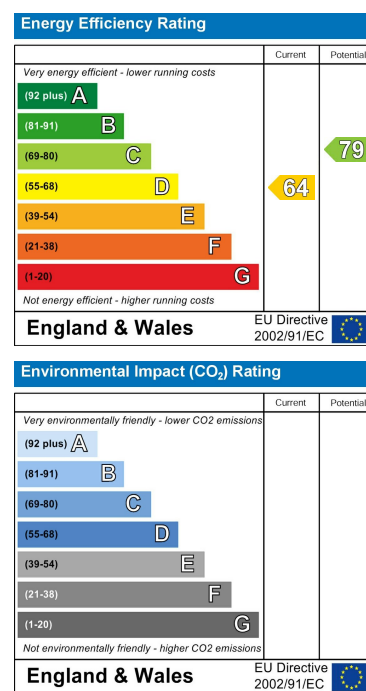
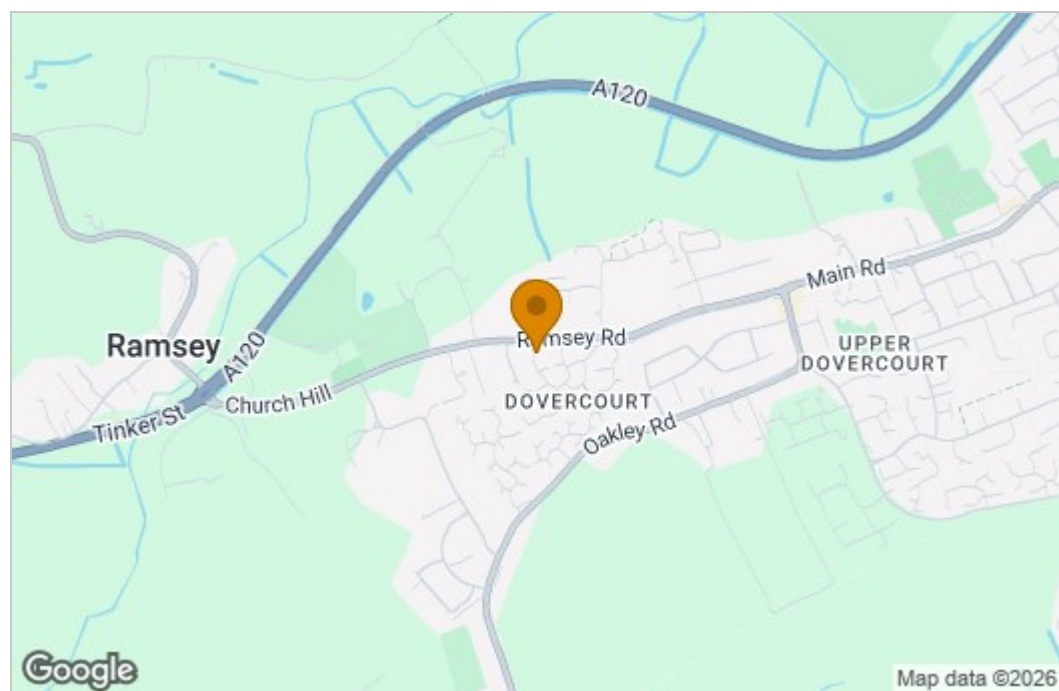
The sunny aspect rear garden enjoys a paved patio area, lawn and a raised decking seating area with pillar lights to the rear of the garden, wooden sleeper edging and shingled beds to both sides, fully enclosed by wooden fencing with side access gate to driveway, garden shed, outside tap, access to garage

The detached garage is positioned to the side of the property and accessed via an extended driveway allowing ample off-road parking, with power, light and storage units and a personnel door accessing the garden

## Floor Plan



## Area Map



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.

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