

Burr Close, Ramsey, Harwich, CO12 5EN



Freehold

Guide Price

£435,000

Subject to contract

Immaculate detached family home

5 bedrooms
2 reception rooms
2 bathrooms



A home that must truly be viewed to be fully appreciated, with off road parking, enclosed rear garden and agreed onward chain.

Some details

General information

This exceptional family home offers versatile living over three floors following a thoughtful increase in size via a ground floor extension, garage and loft conversion. A home that must truly be viewed to be fully appreciated, with off road parking and enclosed rear garden.

On entering the property through the well-proportioned vestibule, you proceed through into the reception hallway, with the adjoining WC, under stair cupboard and doors through to the sitting room, playroom and the open plan kitchen/diner/family room to rear. The sitting room is situated to the front with an electric fireplace to side with the playroom fitted with storage cupboards. The rear living space is the heart of the home, fit for all occasions. In brief, the kitchen has an island surrounded by ample workspace to compliment it, with fitted dishwasher, fridge freezer, coffee machine, 6 ring gas hob and electric oven with extractor over, feature electric fireplace to side across from the bifold doors into the garden, dining room and door to the utility room. A roof lantern keeps the whole space bright complimenting the bifold doors. The utility room has a door for side access and space/plumbing for the washing machine and tumble dryer. Additional worktops incorporate a sink drainer.

The first-floor landing has also increased in size to make room for the top floor staircase, with doors to four bedrooms, storage cupboards and the family bathroom.

The top floor landing gives access to the home office, with a further doorway to the generous master bedroom. This also includes a well fitted dressing room to side and ensuite shower room with velux window.

Vestibule

6' 7" x 5' 5" (2.01m x 1.65m)

Entrance hall

Sitting room

16' 9" x 11' 0" (5.11m x 3.35m)

Play room

16' 5" x 7' 5" (5m x 2.26m)

Kitchen-family room

25' 6" x 12' 4" (7.77m x 3.76m)

Dining room

17' 6" x 10' 6" (5.33m x 3.2m)

Landing

Bedroom two

17' 5" max x 9' 2" (5.31m x 2.79m)

Bedroom three

12' 5" x 10' 9" max (3.78m x 3.28m)

Bedroom four

10' 2" x 10' 1" (3.1m x 3.07m)

Bedroom five

9' 8" x 7' 10" (2.95m x 2.39m)

Bathroom

Landing

Office

10' 3" x 4' 10" (3.12m x 1.47m)

Master bedroom

19' 0" x 12' 7" (5.79m x 3.84m) Some restricted head height

Dressing room

10' 8" x 7' 8" (3.25m x 2.34m)

Ensuite

8' 3" x 7' 8" (2.51m x 2.34m) Some restricted head height

Outbuilding

16' 2" x 13' 2" (4.93m x 4.01m)

The outside

To the front of the home there is a sleeper enclosed driveway with parking for several vehicles and a shed to side.

The rear garden is enclosed by panel fencing and includes a raised deck, patio and lawn with a outbuilding (currently used as a home gym) patio doors, power and light.

Where?

This immaculate home sits towards the end of the Burr Close cul-de-sac, surrounding by similar properties.

Less than three miles from Harwich Town train station, it is perfectly located for easy access to local amenities and travel connections of every kind. Rail services offer direct connections into central London, ferry crossings can take you to Suffolk or further afield, to the continent, and the main arterial road from Harwich to Tendring District and beyond is nearby. Whether travelling for work or leisure, the A120 enables routes to Colchester, Braintree and Stansted Airport, as well as Chelmsford and London via the A12.

Important information

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

Council Tax Band - D

EPC rating - TBC

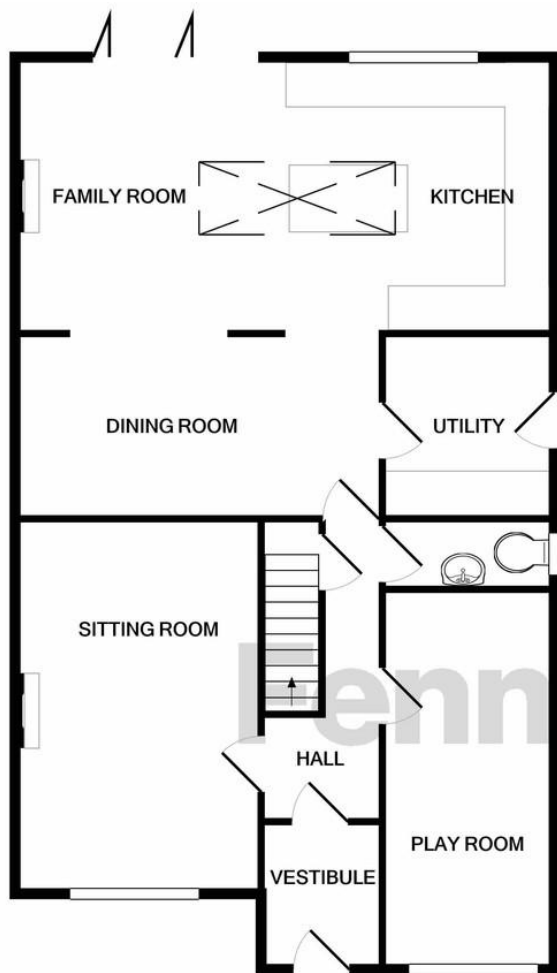
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

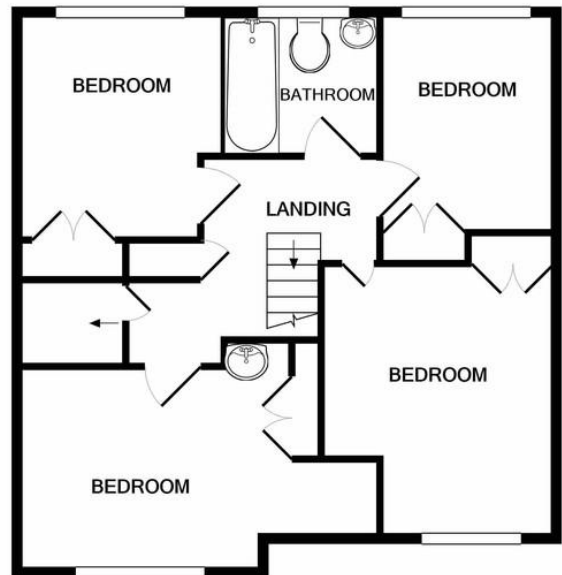
To make an appointment to view this property please call us on 01206 397 222.



GROUND FLOOR
APPROX. FLOOR
AREA 943 SQ.FT.
(87.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1946 SQ.FT. (180.8 SQ.M.)

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1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



2ND FLOOR

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