



3 bedroom Semi-Detached House located in Little Oakley.

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
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Lodge Road Little Oakley Harwich CO12 5ED



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FULL DESCRIPTION

THE PROPERTY

Nestled in a highly desirable area, this stunning three-bedroom semi-detached property boasts a prime location with beautiful countryside walks and the local football and social club just a short distance away. Situated near paddocks, this double fronted home features a large driveway and a sympathetic side extension, as well as a complete renovation that has maximized space and light throughout.

The open plan family and kitchen room is bright and spacious, with bi-folding doors leading out to the fully enclosed sunny rear garden. A cosy lounge with an open fire adds versatility to the ground floor, along with a downstairs shower room and a first-floor bathroom. Ideal for a growing family, the property includes two double bedrooms and a large single bedroom.

LOCATION

Located in a popular village, the home is close to the blue flag beach of Harwich and offers a variety of activities for all ages. Dovercourt Town provides an array of amenities, from independent shops to larger chains, and two nearby railway stations offer easy access to London. The area also boasts a range of clubs and festivals, fostering a strong sense of community and providing enjoyable days out for the whole family. This beautiful family home is a must-see property in an attractive location.

HALLWAY

LOUNGE

17' 2" x 9' 2" (5.23m x 2.79m)

FAMILY ROOM

15' 3" x 10' 2" (4.65m x 3.1m)

KITCHEN

10' 2" x 9' 11" (3.1m x 3.02m)

UTILITY ROOM

7' 0" x 4' 6" (2.13m x 1.37m)

SHOWER ROOM

7' 0" x 5' 5" (2.13m x 1.65m)

LANDING

MASTER BEDROOM

12' 8" x 10' 2" (3.86m x 3.1m)

BEDROOM TWO

12' 5" x 10' 2" (3.78m x 3.1m)

BEDROOM THREE

7' 11" x 7' 0" (2.41m x 2.13m)

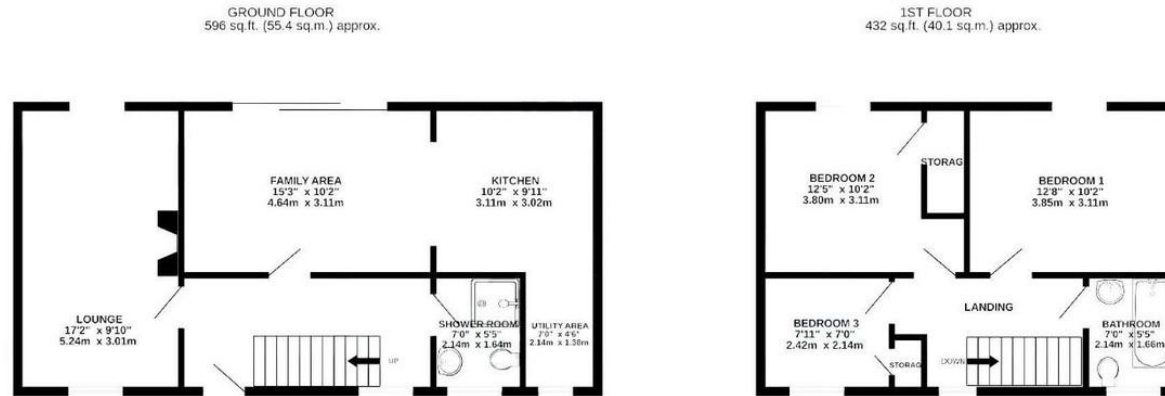
BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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