



## 2 bedroom Semi-Detached Bungalow located in Harwich.

Guide Price  
£250,000 - £275,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Litchfield Harwich CO12 4TT



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## FULL DESCRIPTION

### THE HOME

\*\*\*Guide Price £250,000 to £275,000\*\*\*

John Alexander are pleased to be presenting this charming two-bedroom home. It is ideally located just a short walk from local shops and amenities, with the bonus of being a short drive away from Dovercourt's stunning beach perfect for seaside strolls and relaxation.

Boasting two generously sized double bedrooms, this home offers the perfect blend of comfort and versatility. The expansive lounge and diner provides an inviting space for both relaxing and entertaining, while the functional kitchen offers ample potential for culinary creativity. Completing the layout is a well-appointed bathroom, ensuring convenience for everyday living.

### LIVING ROOM (5.41M X 3.15M)

The living room of this home is spacious and inviting, offering plenty of room for both relaxing and entertaining. The layout is open and versatile, with ample space for a comfortable seating arrangement, perfect for unwinding after a long day.

### KITCHEN (2.46M X 3.23M)

The kitchen in this property is functional and practical, offering a solid foundation for those looking to create their ideal cooking space. With ample counter space and storage options, it provides plenty of room for meal preparation and organizing kitchen essentials.

### FAMILY BATHROOM

The family bathroom in this property is a functional and spacious space, providing all the essentials for daily use. It features a classic layout with a bathtub, a washbasin, and a WC, offering convenience and practicality.

### BEDROOM ONE (3.15M X 4.29M)

Bedroom one in this home is a generously sized double room, offering a peaceful and comfortable retreat. The space is bright and airy, with ample room for a large bed, wardrobes, and additional furniture, making it perfect for a restful night's sleep.

### BEDROOM TWO (3.12M X 2.97M)

Bedroom two in this home is a spacious double room, offering a comfortable and versatile space that can be adapted to suit a variety of needs. Whether used as a guest bedroom, home office, or children's room, the generous proportions provide plenty of room for furniture and storage.

### GARAGE

The property offers convenient off-street parking, with a spacious driveway providing ample room for multiple vehicles. The garage is a valuable addition, offering secure, private parking as well as extra storage space for tools, bikes, or outdoor equipment.



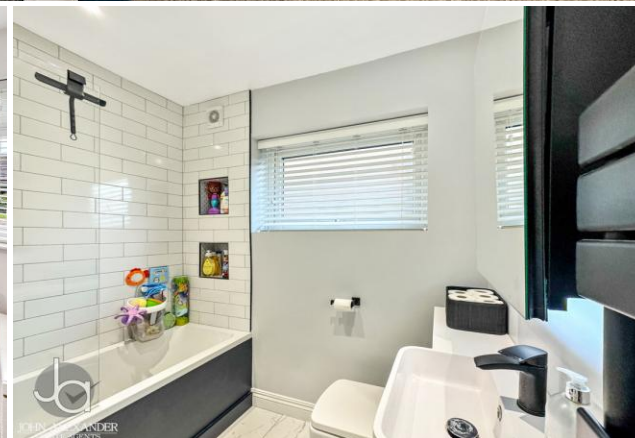
## GARDEN

The enclosed private garden at this property is a tranquil and spacious outdoor retreat, offering plenty of potential for relaxation and recreation. Surrounded by secure fencing, it provides a safe and private environment, perfect for families, gardening enthusiasts, or those looking to enjoy some quiet outdoor time.

## LOCATION

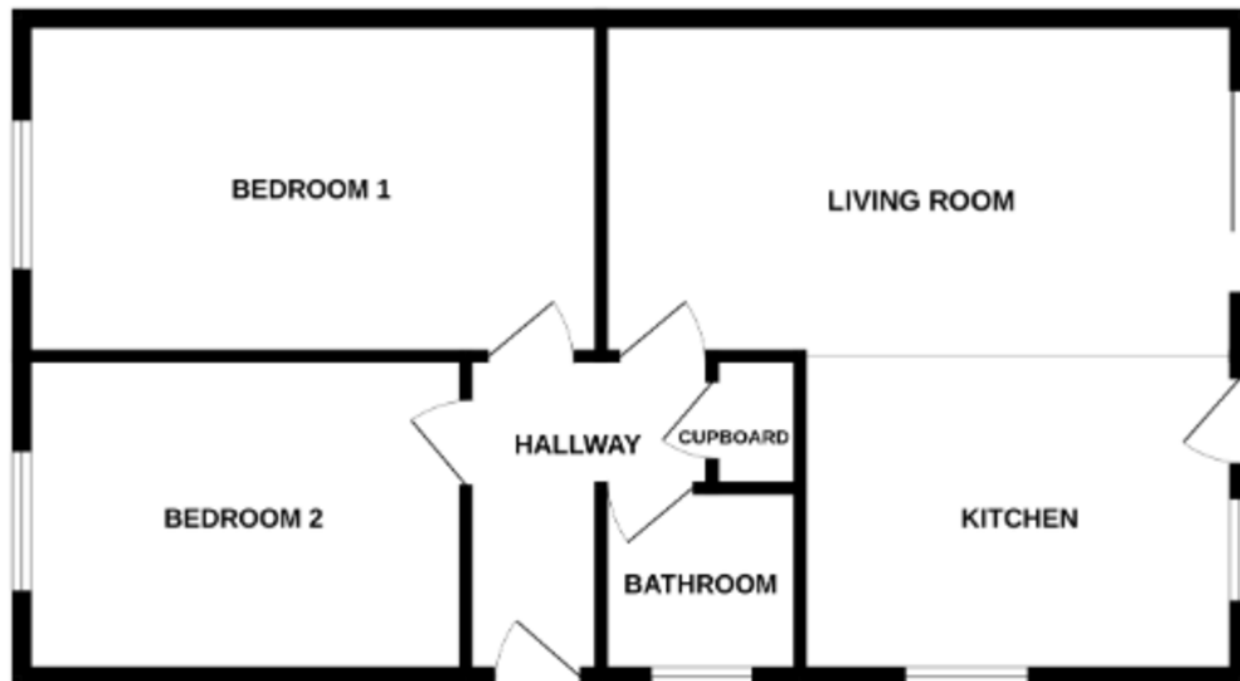
This property boasts a truly enviable location, nestled in a peaceful, residential neighbourhood that strikes the perfect balance between calm and convenience. Just moments away from a variety of local shops and essential amenities, everything you need is within easy reach.

For those who crave the coastal lifestyle, Dovercourt beach is a short drive away, offering miles of scenic shoreline perfect for leisurely strolls, relaxation, and outdoor adventures. With excellent transport links nearby, commuting and exploring the surrounding areas is a breeze. This location effortlessly combines serene living with easy access to all the attractions and conveniences of modern life.



## FLOORPLAN

### GROUND FLOOR



Before every agent has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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

### CONTACT

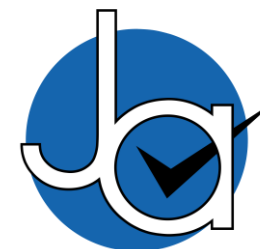
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