



## 3 bedroom Semi-Detached House located in Dovercourt, Harwich.

Guide Price  
**£325,000 - £350,000**

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**JOHN ALEXANDER**  
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# Gravel Hill Way Dovercourt, Harwich CO12 4UN



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## FULL DESCRIPTION

### THE HOME

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Nestled in the desirable location of Gravel Hill Way, Dovercourt, Harwich this charming family home offers a perfect blend of modern comfort and traditional appeal. Situated in a quiet, residential street, the property boasts excellent local amenities and transport links, making it an ideal choice for growing families and commuters.

This delightful property features a spacious living room, perfect for relaxing or entertaining guests. The light-filled kitchen is fully equipped with modern fixtures and offers ample space for dining, making it the heart of the home.

Upstairs, you will find generously sized bedrooms, all with plenty of natural light and storage space. The family bathroom is well-appointed with contemporary fittings.

### LIVING ROOM

(16'9 X 14'7)

The inviting lounge is a light and airy space, perfect for both relaxation and entertaining. With ample natural light streaming through large windows, the room creates a warm and welcoming atmosphere.

### KITCHEN

(11'9 X 7'8)

The kitchen is a bright and practical space, designed with both style and convenience in mind. It features plenty of counter space for cooking, with modern cabinets offering ample storage.

### DOWNSTAIRS WC

(6'8 X 3)

The convenient downstairs WC is a practical addition to the home. Tucked away for privacy, it features modern fittings and a clean, neutral finishes.

### CONSERVATORY

(13'1 X 9'3)

The conservatory is a lovely, light-filled space that brings the outdoors in. With large windows all around, it offers panoramic views of the garden and allows sunlight to flood the room throughout the day.

### ENTRANCE HALL

(9'11 X 3'2)

The entrance hall offers a warm and welcoming first impression of the home. With its spacious and airy layout, it sets the tone for the rest of the property.

### BEDROOM ONE

(11'5 X 11'2)

Bedroom One is a spacious and peaceful retreat, offering a perfect balance of comfort and style. The room is filled with natural light due to large windows that create a bright and airy atmosphere. Its generous size allows for a range of furniture arrangements, making it easy to personalise the space to suit your needs.

### EN-SUITE

(7'7 X 3'1)

The En-suite to Bedroom One is a stylish and functional addition to the home. Featuring modern fittings and a clean, contemporary design, it offers a refreshing space to start and end the day.

### BEDROOM TWO

(11'11 X 8'2)

Bedroom Two is a comfortable and versatile room, ideal for a variety of uses. Whether you need a spacious children's bedroom, a home office, or a guest room, this room offers plenty of flexibility.

### BEDROOM THREE

(8'10 X 6'2)

Bedroom Three is a charming and cosy room, perfect for a variety of uses. Whether as a children's bedroom, a home office, or a snug guest room, it offers plenty of flexibility. The room is filled with natural light, creating a bright and inviting atmosphere.

### GARDEN

The garden is a well-maintained outdoor space that



offers both privacy and potential. The spacious rear garden provides plenty of room for outdoor activities, whether it's enjoying a sunny afternoon, gardening, or hosting family gatherings.

#### **LOCATION**

Gravel Hill Way is set in a peaceful and welcoming area of Dovercourt, Harwich offering a perfect balance of quiet living and convenience. The stunning coastline is just a short distance away, ideal for walks, enjoying the beach, or simply relaxing by the water. With local schools just around the corner, it's an ideal spot for families.

#### **GARAGE**

The property benefits from a well-proportioned single garage located to the side of the house, offering both secure parking and excellent storage space. The garage features an up-and-over door at the front for easy access to the driveway and a side door leading directly into the private garden. Both doors are equipped with electricity, providing added convenience whether you're accessing the garage from the front or the garden.





**Gravel Hill Way, Harwich, CO12 4UN**



## FLOORPLAN

### Gravel Hill Way

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft

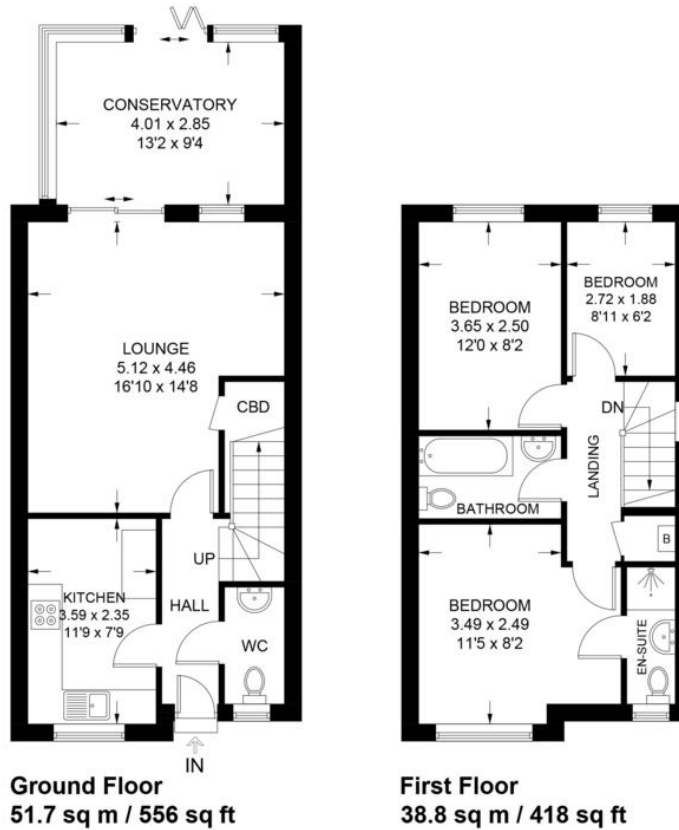


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

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