



**5 bedroom  
Detached House  
located in  
Harwich.**

**Guide Price Of  
£350,000 - £365,000**

Find us on..



JOHN ALEXANDER  
ESTATE AGENTS



**JOHN ALEXANDER  
ESTATE AGENTS**



5



2



2



C



D

## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Guide Price Of £350,000 - £365,000\*\*\*

Set back from the road behind a gated entrance, The Boat House enjoys a private and tucked-away position, with a spacious driveway providing parking for several vehicles. Centrally located within its plot, the property offers five bedrooms arranged across both floors and two bathrooms, including an ensuite to one of the ground floor bedrooms. Inside, the home features generous living accommodation and has been beautifully styled with stunning interiors throughout.

### THE HOME

This home boasts impressive proportions and has been tastefully styled with high-quality interiors throughout. The ground floor offers a spacious sitting and dining area, a well-equipped kitchen, two bedrooms, and a bathroom that serves as an ensuite to one of the bedrooms. A bright and airy conservatory extends from the rear, providing additional living space and a lovely connection to the garden.

A striking spiral staircase ascends to a spacious first-floor landing, where three additional bedrooms can be found, along with a beautifully finished bathroom complete with a roll-top bath and a separate WC.

### THE OUTSIDE

Externally, the property enjoys generous front and rear gardens and is centrally positioned within its plot. It offers ample parking, including a spacious driveway that can accommodate multiple vehicles. The beautifully maintained rear garden features mature trees, established shrubs, decorative borders, and a fully enclosed, private outdoor space.

### THE LOCATION

Conveniently located close to local schools and everyday amenities, this home enjoys a private position next to Oakley Pharmacy. Set back from the road, it offers a sense of seclusion while still being just a short drive from the beachfront-ideal for coastal walks and seaside living.



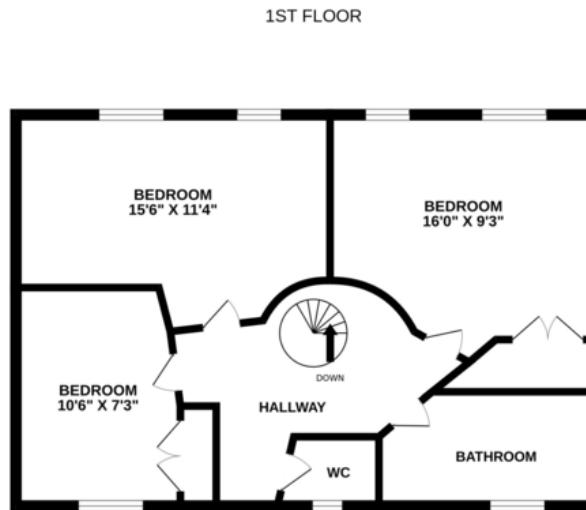
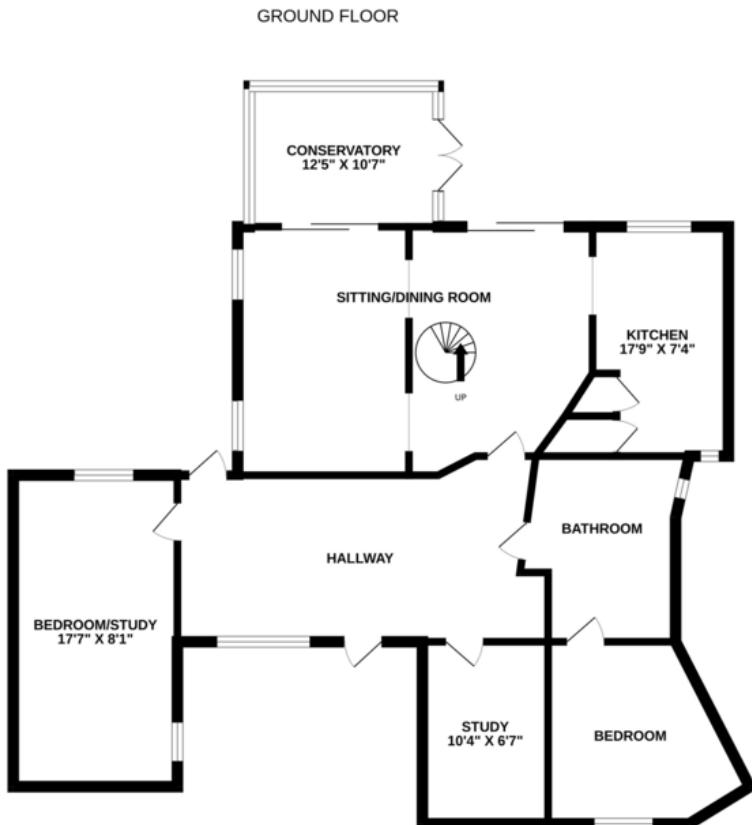


JOHN ALEXANDER  
ESTATE AGENTS

Oakley Road, Harwich, CO12 4QZ



## FLOORPLAN



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 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.  
Made with Metropix ©2025

## DIRECTIONS

### CONTACT

288 High Street  
Harwich  
Essex  
CO12 3PD

E [enquiries@john-alexander.co.uk](mailto:enquiries@john-alexander.co.uk)

T 01255 520007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



JOHN ALEXANDER  
ESTATE AGENTS