



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

Guide Price  
£240,000 - £250,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Laurel Avenue Harwich CO12 4HP



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## FULL DESCRIPTION

### OVERVIEW

John Alexander are delighted to present this beautifully presented three-bedroom home. With its inviting layout and thoughtful design, modern kitchen, private and secure garden, and off road parking this property is perfect for families or those looking for a spacious and functional living environment. NO ONWARD CHAIN!

### STEP INSIDE

Stepping inside, you are immediately drawn to the expansive open-plan kitchen, dining room, and sitting area which features a woodburning stove. This light and airy space is filled with natural light thanks to the french doors leading directly into the garden. The modern kitchen features well-appointed fixtures and plenty of storage.

Adjacent to this area is a separate lounge providing a cosy retreat, complete with woodburning stove.

Completing the downstairs layout is a convenient downstairs cloakroom, a thoughtful addition that adds to the functionality of this family home.

As you make your way upstairs, you will find three generously sized bedrooms. The accompanying modern bathroom has been well designed with contemporary finishes.

Agents Note: drawings for a 4m sq. + 2m sq. extension for the rear of the house, approved by

building regs and planning was approved.

### STEP OUTSIDE

To the rear of the property is a large and private garden, with a patio area and laid to lawn, featuring an allotment area towards the back of the garden. The garden backs onto playing fields.

To the front of the property is a gravel driveway allowing ample off road parking.

### DIMENSIONS

Lounge: 10'1" x 8'11" (3.07m x 2.72m)

Sitting Room/Kitchen: 21'4" x 10'3" (6.5m x 3.12m)

Separate WC: 4'5" x 3'8" (1.35m x 1.12m)

Bedroom 1: 13'4" x 8'4" (4.06m x 2.54m)

Bedroom 2: 12'7" x 8'9" (3.84m x 2.67m)

Bedroom 3: 8'5" x 7'10" (2.57m x 2.39m)

Family Bathroom

8'4" x 4'6" (2.54m x 1.37m)

### LOCATION

The property is located close to Dovercourt Bay's sandy/pebble beach, promenade and beach huts, with coastal walks toward Harwich Old Town and the nature areas by the Stour estuary. Local parks and play areas include Cliff Park and fields around Dovercourt.

Dovercourt town centre offers independent shops, cafés, pharmacies, and takeaways, plus supermarkets a short drive away. Harwich Old Town has pubs, restaurants, museums, and heritage sites.



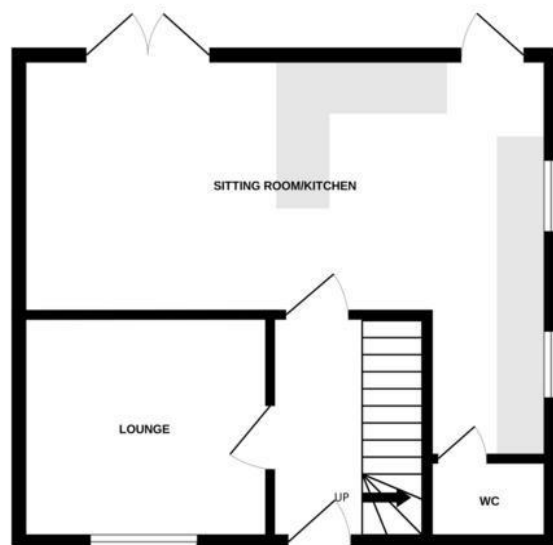


Dovercourt and Harwich Town stations link to Manningtree for onward services to Colchester, Ipswich and London Liverpool Street.

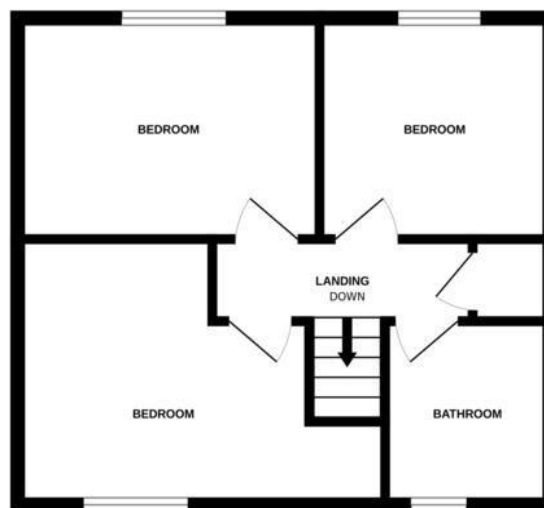


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.  
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## DIRECTIONS

### CONTACT

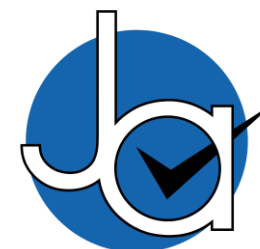
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