



# 3 bedroom Detached House located in Harwich.

Offers In Excess Of  
£250,000

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# Langley Close Harwich CO12 4AY

## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Offers In Excess Of £250,000\*\*\*

Situated on a quiet road, this well-presented three-bedroom detached family home offers spacious, modern living throughout. The property features contemporary finishes, off-road parking with a private driveway, and a generously sized garden, providing ample outdoor space for relaxation and family activities. It's an ideal home for those seeking comfort, convenience, and a peaceful setting.

### THE HOME

Stepping inside, you are first welcomed by a handy porch, ideal for coats and shoes, before entering the inviting entrance hallway. From here, you have access to all ground-floor rooms, including a convenient downstairs WC, a sleek and modern kitchen, and a generous lounge filled with natural light. The lounge flows seamlessly into the rear lobby, with direct access to the garden, creating an effortless transition between indoor and outdoor living.

The first floor offers three generously sized bedrooms, complemented by a well-appointed family bathroom featuring a bath with an overhead shower.

### THE OUTSIDE

The property enjoys a generous, beautifully maintained garden, perfect for outdoor relaxation and family time, while the front features a private driveway offering convenient off-road parking.

### THE LOCATION

Nestled in a peaceful setting, this property is just a short stroll from Dovercourt Beach and offers convenient access to a range of local amenities, including shops, cafes, and well-regarded schools, making it an ideal choice for families.



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# 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

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