



Manor Lane, Harwich CO12 4EA

welcome to

Manor Lane, Harwich

A beautifully presented detached THREE BEDROOM house offering light and spacious accommodation throughout. The property benefits from a CONSERVATORY, HOME OFFICE, EN-SUITE and SOUTH FACING GARDEN.



Entrance Hall

Entered via the front door with stairs rising to the first floor, radiator and storage cupboard.

Cloakroom

WC, wash hand basin, radiator and a window to the front.

Lounge/Diner

A bright and spacious room with dual aspect window the front and side, radiator, and wood style flooring. The dining area has plenty of space for a table and chairs and open to the conservatory

Kitchen

Fitted with a range of matching wall and base units incorporating one and half sink basin with mixer tap and drainer, integrated dishwasher, Electric cooker and hob water softener, radiator and window to the rear overlooking the garden

Utility Room

Irregular Shaped Room x (x)

Fitted with wall and base units, space for a fridge/freezer, Built in washing Machine and a separate dryer, wall mounted gas fired boiler.

Home Office

Window to the front and radiator.

Conservatory

uPVC windows, radiator and Patio door to the side leading to the garden.

Landing

Access to the loft space and window to the side.

Bedroom One

Window to the rear, radiator and built in wardrobe.

En-Suite

WC, wash hand basin with vanity storage, heated towel rail, shower cubicle and window to the rear.

Bedroom Two

Window to the front, radiator and built in wardrobe.

Bedroom Three

Window to the front and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath with shower over, heated towel rail and window to the side.

Outside

The garden to the front is blocked paved providing ample off road parking for several cars, there is a gate leading to the rear garden. The garden to the rear is enclosed with a patio area, decking area with pergola and lawn area with shingle border. There is an outside light and tap.



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welcome to

Manor Lane, Harwich

- Detached three bedroom house
- Conservatory
- Converted Garage
- Well-presented throughout
- Off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW110714 - 0002

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