



- Family Home
- Off Road Parking & Garage
- Requires Some Modernisation
- Ground Floor Cloak Room & Family Bathroom
- En Suite
- Village Location
- Access To A120 and A12
- No Onward Chain

### 39 Oakridge, Little Oakley, Harwich, Essex. CO12 5LL.

We are pleased to present to market this family home, located in Little Oakley along a quiet cul-de-sac. This property has two generous reception rooms, with one being a dining room and the other a bright living room. There is a separate kitchen, with spaces for appliances throughout. The first floor is home to four generous bedrooms, with the master bedroom featuring an en-suite shower room. There is the benefit of an additional separate shower room. The property features gas central heating throughout and full double glazing.



# Property Details.

## Ground Floor

### Hallway

Entrance door to front, radiator, under stairs cupboard, internal doors to:

### Living Room



22' 2" x 10' 8" (6.76m x 3.25m) Window to front, doors to rear (providing access to rear garden), feature gas fireplace with stone hearth, radiator x2.

### Kitchen



9' 8" x 10' 8" (2.95m x 3.25m) Radiator, variety of base & eye level modern fitted wall units comprising of cupboards & drawers, inset ceramic sink, drainer & chrome mixer tap over, inset hob, integrated fridge/freezer, dishwasher, built in electric fan assisted double oven & grill, door to side & window to rear, inset spotlights

## Dining Room



12' 0" x 8' 8" (3.66m x 2.64m) Radiator, window to front.

## Cloakroom

Chrome wall mounted towel rail, vanity wash hand basin, window to rear, half walled tiles & tiled flooring throughout, low level W.C.

## Landing

### Landing

Access to loft space above, airing cupboard housing insulated hot water cylinder, internal doors to:

## Master Bedroom



10' 9" x 11' 9" (3.28m x 3.58m) Window to front, built in wardrobe, radiator, further door to

# Property Details.

## En Suite



Vanity was hand basin, W.C, double width walk in shower, tiled walls, shaver point, radiator, window to side.

## Bedroom Two



9' 9" x 11' 0" (2.97m x 3.35m) Window to front, radiator, built in double wardrobe

## Bedroom Three

9' 11" x 7' 8" (3.02m x 2.34m) Window to rear, radiator

## Bedroom Four

7' 0" x 8' 10" (2.13m x 2.69m) Window to rear, fitted wardrobes, radiator

## Shower Room



Shower room considering of a shower cubicle, vanity wash hand basin, WC, cupboard housing space for additional appliances, window to rear.

## Outside

### Garden and Parking

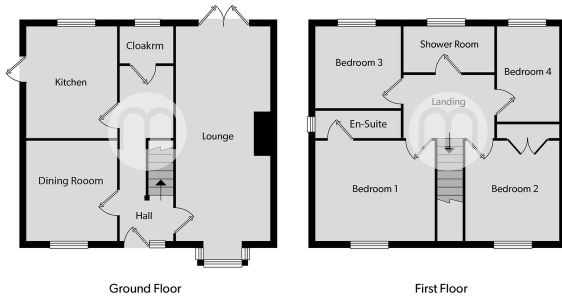


As previously mentioned, this property benefits from a generous garden, predominately laid to lawn and enclosed by fence panelling. The garden features an array of mature shrubs and potted plants and houses a sizeable patio to the rear. The patio is ideal for a garden table and chairs.

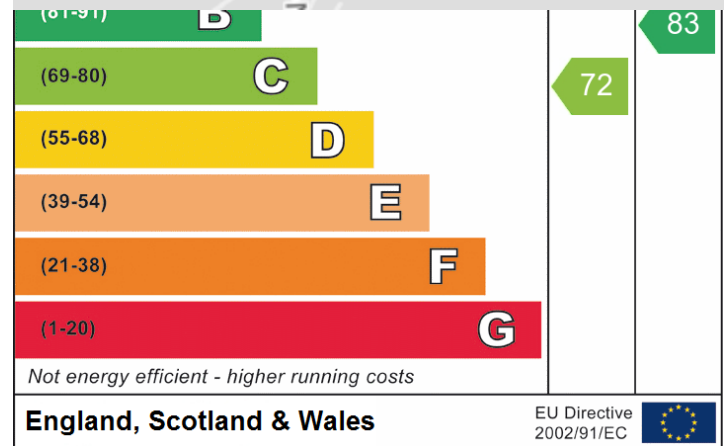
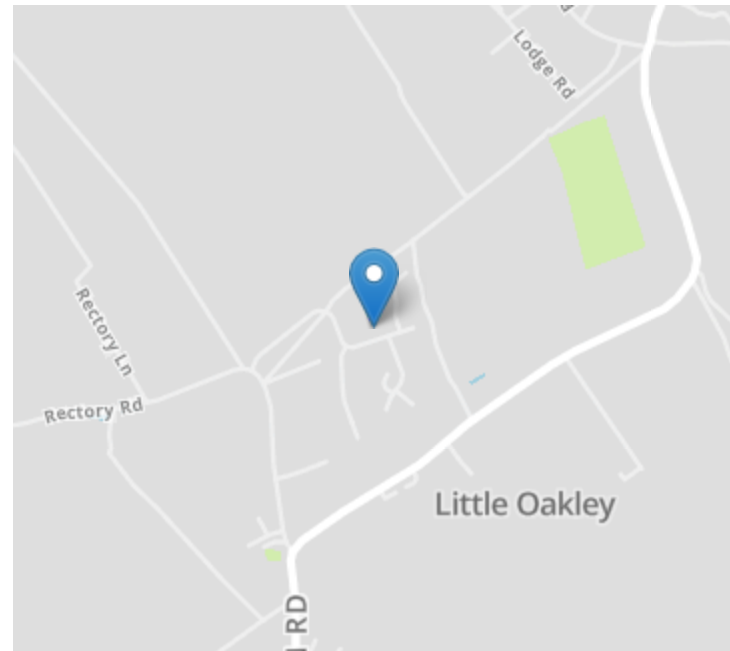
The property benefits from a garage with up and over door, with power and lighting and a further door provides access to garden shed. Off road parking is available on a private driveway, positioned to the front of the property.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.