



- Stunning Four Bedroom Detached Home
- Garage And Off Road Parking
- Utility & Cloakroom
- Kitchen & Breakfast room
- Dining Room & Lounge
- Exposed Brick Fire Place With Log Burner
- Exposed Beams And Timbers
- Quiet Cul De Sac Location
- Dressing Room & En suite To Master

Sycamore Lodge, Farm Road, Great Oakley, Harwich, Essex. CO12 5AL.

This simply stunning four bedroom detached home is pleasantly positioned in a quiet mews position. Located in the sought after village of Great Oakley it is within walking distance of excellent local amenities. Such as a local village shop, very good local Doctors surgery and an exceptional primary school. The property benefits from double glazing, four generously proportioned bedrooms, three of which are doubles, with en-suite and large dressing area off the master bedroom as well as a contemporary and modern fitted family bathroom. The ground floor has three reception rooms with the sitting room having an attractive inglenook fireplace, kitchen/breakfast room with a separate utility room, garage and off road parking for a couple of vehicles.



Property Details.

Ground Floor

Hallway

2' 10" x 18' 10" (0.86m x 5.74m) Radiator, access to storage cupboard under the stairs and doors to;

Kitchen/Breakfast Room



15' 6" x 10' 10" (4.72m x 3.30m) Window to rear, single door to patio, radiator, wood flooring, inset spot lighting, range of eye and low level fitted units with solid wood work surfaces over, inset sink, eye level integrated oven and grill, separate induction hob with extractor fan over, free standing centre island (to remain STN) door to;

Utility Room

12' 0" x 7' 0" (3.66m x 2.13m) Window to rear, housing for oil fired boiler, range of eye and low level fitted units with wooden work surface over, with inset ceramic butler sink, space for washing machine and tumble dryer, as well as fridges and freezers.

Dining Room

10' 6" x 10' 6" (3.20m x 3.20m) Window to rear, radiator, open exposed wooden beams overlooking the living room.

Living Room



Double glazed window to front, radiator and further double glazed French doors to the rear aspect leading to the patio area. Feature red brick fireplace with Quarry tiled hearth and inset multi-fuel burner. Exposed brickwork and beams to one wall.

Home Office/Study

7' 2" x 6' 3" (2.18m x 1.91m) Window to front and radiator.

Cloakroom

Window to front, tiled walls, heated towel rail, W/C, Wash hand basin and inset spot lighting.

First Floor

Landing

Double glazed window to front aspect, radiator, Airing cupboard housing hot water cylinder. Access to loft. Fitted carpet and doors to;

Master Bedroom



15'8 x 10'10 (4.78m x 3.3m) Radiator, double glazed window to rear, Fitted carpet. Open arch to:

Property Details.

Dressing Area



12' x 8'9 (3.66m x 2.67m) Radiator, Double glazed window to front aspect, Access to loft, Door to:

En Suite



Having three quarter tiled walls and tiled floor and fitted with a white suite comprising low level W/C, bidet, wash hand basin set on a vanity unit with storage shelf and drawers below and large fully tiled, enclosed, shower cubicle. Two heated towel rails. Double glazed window to rear aspect inset spot lighting, extractor fan.

Bedroom Two

12' x 10'5 (3.66m x 3.18m) Window to rear and radiator.

Bedroom Three

10'5 x 10'5 (3.18m x 3.18m) Window to rear and radiator.

Bedroom Four

8'8 x 6'3 (2.64m x 1.91m) Window to front, radiator and access to storage cupboard.

Family Bathroom



Window to front, newly fitted suite, fully tiled, inset spot lighting, heated towel rail, free standing bath, W/C, wash hand basin with vanity sink unit, single shower cubicle.

Outside

Garden



The rear garden measures approx 60' x 40' and commences with a paved patio area. The remaining garden is mainly laid to lawn with flower and shrub borders. The current owners have turned a section of the space into a beautiful wildlife garden. Pedestrian access to both sides of the property.

Parking

Own driveway providing off street parking for several vehicles and leading to the attached garage with double doors to the front and personal door to the rear garden. The remaining gardens to the front of the property are mainly laid to lawn with flower and shrub borders.

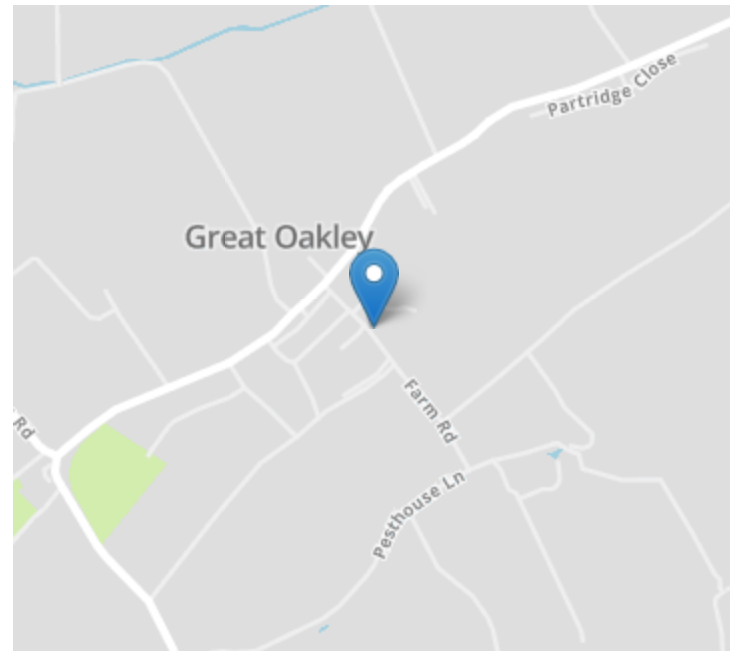
Property Details.

Floorplans



TOTAL FLOOR AREA: 1728 sq ft (160.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of ground conditions, corners and other parts that are approximations only. Consequently, it is not to be relied upon for the purpose of any legal proceedings. The floor plan is for guidance only and should not be relied upon for any legal purpose. It is not to be used as a guide to the actual dimensions of the property. It is not to be used as a guide to the actual dimensions of the property. It is not to be used as a guide to the actual dimensions of the property.

Location



Energy Ratings

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.