



**Aspen Way, Little Oakley Harwich CO12 5NW**



**welcome to**

**Aspen Way, Little Oakley Harwich**

GUIDE PRICE- £350,000 - £360,000

Situated in the sought after village of Little Oakley and offered with NO ONWARD CHAIN is this four bedroom detached family home. The property benefits from CONSERVATORY, two reception rooms, cloakroom, en-suite as well as DRIVEWAY & GARAGE.



**Entrance Porch**

Obscure front door.

**Entrance Hall**

Wooden front door, radiator, stairs to first floor.

**Cloakroom**

Low level WC, wash hand basin, radiator, extractor fan.

**Lounge**

UPVC double glazed window to front, radiator, feature fireplace, double doors to Dining Room.

**Dining Room**

Radiator, patio doors to Conservatory.

**Kitchen**

Matching wall and base units with roll-edge work top and tiled splashback, one and a half bowl sink with mixer tap and draining board, UPVC double glazed window to rear, radiator, space for fridge, integrated cooker.

**Utility Room**

Space for washing machine and under counter fridge, roll-edge work top, boiler, radiator, UPVC double glazed door to rear garden.

**Conservatory**

UPVC double glazed conservatory with UPVC French doors leading to rear garden.

**First Floor Landing**

Storage cupboard, airing cupboard, loft access.

**Bedroom One**

UPVC double glazed window to front, radiator.

**En-Suite**

Low level WC, radiator, shower cubicle, obscure UPVC double glazed window to front.

**Bedroom Two**

UPVC double glazed window to front, radiator.

**Bedroom Three**

UPVC double glazed window to rear, radiator,

**Bedroom Four**

UPVC double glazed window to rear, radiator.

**Bathroom**

Bath, pedestal wash hand basin, low level WC, radiator, part tiled walls, obscure UPVC double glazed window to rear.

**Outside**

There is an integrated garage with power and light connected, driveway and lawn to the front with an array of plants and shrubs. The rear garden has side gate access, patio area and is mainly laid to lawn. The garden is fully enclosed with mature shrubs and trees.



***view this property online*** [williamhbrown.co.uk/Property/HAW110653](http://williamhbrown.co.uk/Property/HAW110653)



**welcome to**

## **Aspen Way, Little Oakley Harwich**

- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- Driveway & Garage
- Popular Village of Little Oakley

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW110653](http://williamhbrown.co.uk/Property/HAW110653)



Property Ref:  
HAW110653 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**