





**\*\* OFFERS INVITED \*\*** A RARE AND BEAUTIFULLY MAINTAINED FIVE BEDROOM STUNNING DETACHED HOUSE IN A LOVELY LOCATION ON ST. MARY'S ISLAND, SITUATED ON A BEAUTIFUL SOUTH BACKING PLOT WITH A SUPERB LANDSCAPED AND TOTALLY SECLUDED REAR GARDEN. GARAGE PLUS PARKING FOR TWO VEHICLES.  
**\*\* NO CHAIN \*\***

A rare and beautiful five bedroom detached home situated on a lovely south backing plot on St. Mary's Island, beautifully maintained and offering superb spacious family accommodation and recently fitted Amtico flooring.

The ground floor offers a ground floor cloakroom with a white suite and a large kitchen/breakfast room measuring 5.13m x 3.74m, with all the appliances you would expect built in, which include electric double oven, four ring gas hob with cooker hood above, dishwasher, fridge/freezer and washing machine. There is a good range of built in wall and floor units, plus a useful peninsula breakfast bar area with further cupboards below.

The property offers two reception rooms, with the main living room set to the front of the house measuring 4.30m x 3.45m, with feature fireplace and gas coal effect fire. The separate dining room measures 3.03m x 2.49m and is set to the rear of the house, with a door leading on to the sun trap patio area.

This particular design of house is rare on St Mary's Island and it offers three bedrooms and family bathroom to the first floor, plus a beautiful top floor area with two further bedrooms. The master bedroom measures 3.31m x 3.14m and includes deep fitted wardrobes and an en suite shower room with white suite and Aqualisa shower, with the two bedrooms on this floor measuring 3.92m x 2.35 for the front bedroom and 2.85m x 2.55m for the rear bedroom. The family bathroom is mostly tiled and is fitted with a white suite.

The lovely top floor is a real feature of this design and has a wide landing, making it ideal for a small office area, with the two remaining bedrooms making great children's bedrooms and these measure 4.22 x 2.58m and 3.87m x 2.34m.

The rear garden is a wonderful feature of this property and the photographs cannot do justice to, being larger than average for the Island and fitted with a fantastic selection of mature shrubs, ferns and trees, beautifully secluded and fully south facing. The patio adjoins the rear of the house is a real sun trap and again totally screened and secluded.

There is a garage directly behind the house and this can be accessed from the rear garden, with the added benefit of two further parking spaces.





- Rare Detached Beautiful Five Bedroom House
- Lovely South Backing Plot on St Mary's Island
- Separate Living Room and Dining Room
- Large Fitted Kitchen/Breakfast Room
- Master Bedroom with Fitted Wardrobes and En Suite Shower
- Wonderful Top Floor with Two Bedrooms and Office Area
- Recently Fitted Quality Amtico Flooring
- Superb South Facing Landscaped Rear Garden
- Garage to Rear with Further Parking for Two Vehicles
- Close to Cinema, Bars and Restaurants

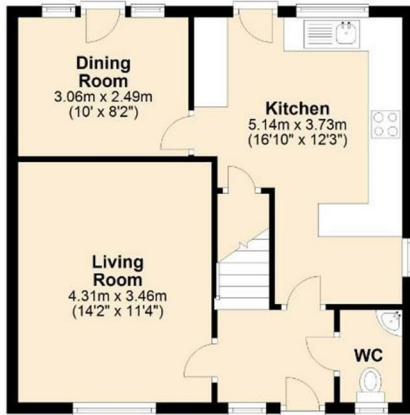


**THE AGENT ON THE QUAYS**

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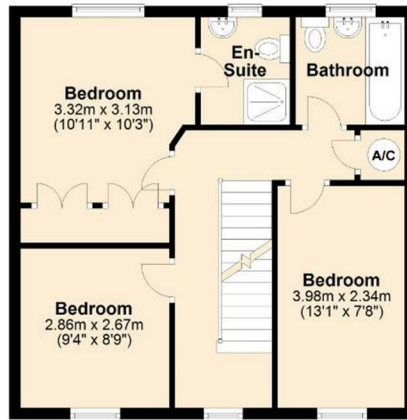
### Ground Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



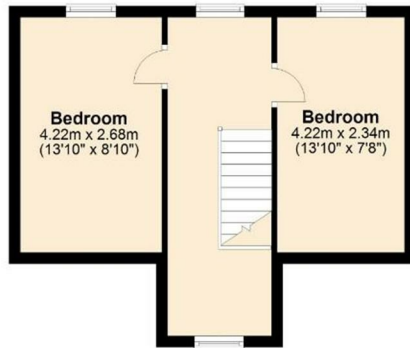
### First Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



### Second Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 128.6 sq. metres (1384.0 sq. feet)  
For illustration purposes only - not to scale

