





FIVE BEDROOM DETACHED FAMILY HOME, LOCATED ON ISLAND WAY, ST. MARY'S ISLAND. SOUTH BACKING PLOT. LANDSCAPED AND SECLUDED REAR GARDEN. GARAGE & PARKING FOR TWO VEHICLES.
** NO FORWARD CHAIN **

Five bedroom detached home situated on a south backing plot on St. Mary's Island, well maintained and offering 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 including an 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 a patio area.

This particular design of house is rare on St Mary's Island as it offers three bedrooms and a family bathroom to the first floor, plus a 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 top floor has a wide landing, making it ideal for a small office area, with the two remaining bedrooms making great children's bedrooms, measuring 4.22 x 2.58m and 3.87m x 2.34m.

The rear garden of this property is larger than average for the Island and planted with a fantastic selection of mature shrubs, ferns and trees, being both secluded and fully south facing. A patio adjoins the rear of the house and is a real sun trap for entertaining.

There is a garage directly behind the property, accessed from the rear garden, with two further parking spaces to front.





- Five Bedroom Family Home
- South Backing Plot
- Separate Living Room and Dining Room
- Large Fitted Kitchen/Breakfast Room
- Master Bedroom with Fitted Wardrobes and En Suite Shower
- Top Floor with Two Bedrooms and Office Area
- Recently Fitted Quality Amtico Flooring
- Landscaped Rear Garden
- Garage to Rear with Further Parking for Two Vehicles
- Gas Central Heating & Double Glazed throughout.



THE AGENT ON THE QUAYS

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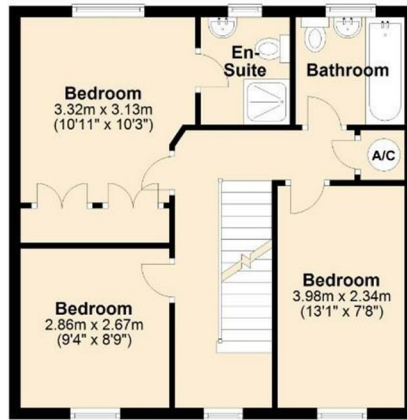
Ground Floor

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



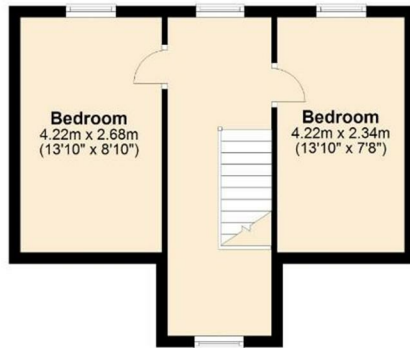
First Floor

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

