





*** ANOTHER PROPERTY SOLD BY ISLAND HOMES *** A LINKED DETACHED FAMILY HOME IN A WEST BACKING LOCATION ON ST. MARY'S ISLAND, INCLUDES A SPACIOUS OPEN PLAN DINING AREA, FITTED KITCHEN, TWO RECEPTION ROOMS, A WONDERFUL MASTER BEDROOM SUITE WITH LARGE DRESSING ROOM, LUXURY EN SUITE, PLUS SUN TRAP SECLUDED GARDEN..

A rare opportunity to purchase this beautifully maintained three bedroom family home, situated in a quiet location on St. Mary's Island.

The ground floor accommodation offers attractive quality flooring throughout, starting with an entrance hall and cloakroom off, with a very comfortable main living room located to the front of the property measuring over 15ft in length which includes a feature fireplace and electric log effect fire, with internal french doors leading through to a large bright open plan kitchen/dining area that measures 18'6 in length and overlooks the rear garden.

The quality fitted kitchen is fitted with a good range of wall and floor units and contrasting work surface areas, plus all the appliances included you would expect, with electric cooker, gas hob with cooker hood above and dishwasher, plus a very useful utility/storage room that sits alongside the kitchen.

One of the lovely features of this particular home is the separate family room that sits alongside the open plan dining area, as this provides a wonderful extra entertaining space with the room measuring 11'5 x 8'8.

The first floor accommodation is unique to this particular design, with very few of these houses built on the Island, as it features a superb master bedroom suite, this includes a large dressing room with two sets of double wardrobes, leading through to a 15ft master bedroom, in addition to a spacious adjoining luxury en suite shower room that includes twin wash hand basins and walk in shower.

There are two further bedrooms. The second bedroom measures 12ft x 9'7 and features two fitted double wardrobes, with the second bedroom measuring 9'2 x 8'9.

There is a luxury family bathroom, fitted with an L shaped shower bath and electric shower above, plus quality tiling and a heated towel rail.

Double glazed windows are fitted throughout and gas central heating is installed with radiators.,

Off street parking is provided on the driveway and there is a useful storage area to the front of the garage for bikes etc.

The secluded west facing garden is a real sun trap and has been landscaped for minimal maintenance, with artificial lawn and two patio area, one adjoining the rear of the house, plus a further decked area to the rear of the garden.

Early viewing is strongly recommended, as this style of property in one of the most desirable roads on the island, rarely come to market.





- Beautifully Maintained Family Home
- Two Spacious Reception Rooms
- Large Open Plan Kitchen/Dining Area 18'6 x 8'11
- Living Room 15'1 x 11'4 with Feature Fireplace
- Further Family Room 12'1 x 8'10
- Superb Master Bedroom Suite
- Large Dressing Room and Luxury En Suite Shower
- Luxury Bathroom Plus Ground Floor Cloakroom
- Lovely Sun Trap Secluded Garden
- Rare Opportunity. Early Viewing Advised

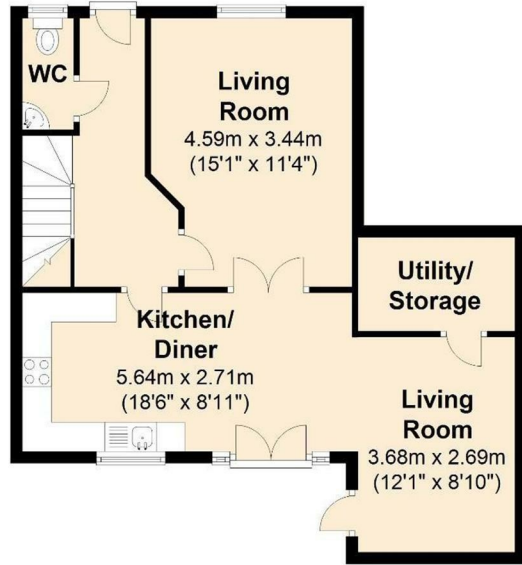


THE AGENT ON THE QUAYS

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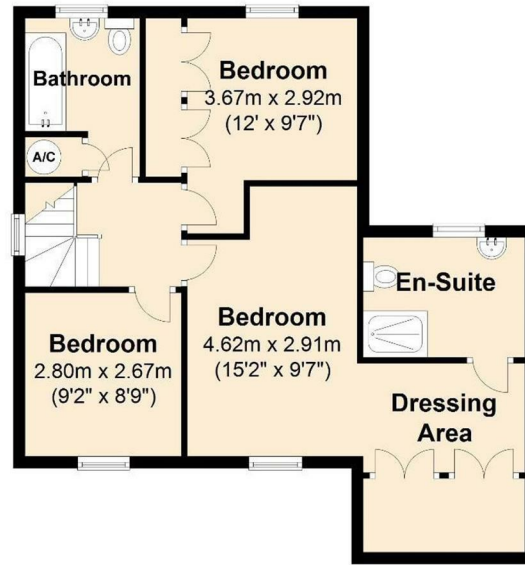
Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 114.5 sq. metres (1232.3 sq. feet)
For illustration purposes only - not to scale

