





**\*\* ANOTHER PROPERTY SOLD BY ISLAND HOMES \*\*** A SUPERBLY MAINTAINED 3/4 BEDROOM WATERFRONT HOME SITUATED ON A LOVELY SOUTH BACKING PLOT, WITH LANDSCAPED GARDEN, DOUBLE GARAGE, PLUS PARKING FOR FOUR VEHICLES AND PANORAMIC VIEWS ACROSS THE WATERFRONT.

Without doubt one of the finest properties we've been asked to market on St. Mary's Island, having been updated and decorated to such a high standard.

Offering 3/4 bedrooms and a double garage, the property sits in an outstanding location on the Island, backing directly south with panoramic views across the quieter basin

There are very few of this particular style of home built on the Island and they offer a number of unique features, including a wide south facing balcony as well as a good sized south facing garden, with this particular example having recently had a newly landscaped garden completed.

The more traditional layout, offers an almost full width living room measuring 17'7 x 13'10 set to the rear of the house with double doors leading on to the south facing balcony, plus a beautifully fitted 17'7 x 13'6 kitchen/dining room, complete with a good range of wall and floor units, incorporating an electric oven, hob, cooker hood, microwave and wine cooler.

The ground floor accommodation offers a family room or fourth bedroom measuring 12'2 x 10'3, with underfloor heating and bi-fold doors opening on to the south facing newly landscaped garden. Also to the ground floor is a totally re fitted bathroom and a separate utility room. There is a further cloakroom/wc on the first floor level.

The second floor accommodation provides the master bedroom suite measuring 12'9 x 10'6, with double doors opening on to a Juliet balcony and offering those panoramic views across the waterfront. There is an en suite shower room to the master, which has once again been re fitted to a high standard, plus two further bedrooms and the family refitted bathroom.

A unique opportunity to purchase one of the finest waterfront homes, with a rare double garage and parking for a further four vehicles.

A floor plan will be available shortly.





- One of the Finest Waterfront Homes and Beautifully Maintained
- South Backing Plot with Wide Balcony, Landscaped Garden with Panoramic Views
- Panoramic Views Across the Waterfront
- Luxury 17'7 x 13'6 Kitchen/Dining Room
- Living Room 17'7 x 13'10 with Log Burner and Large Balcony
- Luxury Re Fitted Bathrooms and En Suite to Master
- Family Room/4th Bedroom with Bi-Fold Doors and Panoramic Views
- Double Garage plus Parking for Four vehicles
- South Facing Landscaped Rear Garden
- Rare Opportunity and Early Viewing Advised



**THE AGENT ON THE QUAYS**

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

