



GAME ESTATES

PROPERTY SALES & LETTINGS

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61 Colchester Road
West Mersea
Essex
CO5 8JZ

£550,000



Three/four Bedroom detached House

South Facing Garden, un-overlooked

Double garage

Farmland Views

Purpose built garden room/office

Electric Vehicle charging Point

Fibre Internet suitable for smart technology

Conservatory & en-suite

Game Estate Agents are delighted to offer this modern Detached three/four-bedroom property built in 1992. Set back on its plot, this desirable home has great proportions, giving it an impressive curb appeal. The good-sized driveway has double garage, with a roller shutter door, parking for five vehicles and a charging point for an electric vehicle. Possibly the star item of the property is the purpose-built garden room, insulated, Electric and Wi-Fi, this would suit either a home office, Gym or a fabulous entertaining space and Garden Bar. With a south facing un-overlooked rear garden, and farmland views to front aspect, this property has it all and perfect for a family to come in and make it their own.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance Hall: 14' 5" x 5' 1" (4.39m x 1.55m)

Radiator, stairs to first floor, part obscured glazed entrance door, cupboards, laminate flooring, arch to Study, doors to:

Cloakroom: 4' 10" x 3' 3" (1.47m x 0.99m)

Obscure round window to the front, closed coupled w.c, wall mounted wash basin with mixer tap, radiator.

Lounge: 20' 8" x 12' 5" (6.30m x 3.78m)

Double opening casement doors to the conservatory, 2x radiators, square bay window to front aspect, gas fire, arch to dining room, door to hall.

Dining Room: 9' 4" x 7' 11" (2.84m x 2.41m)

Window to rear garden, radiator.

Kitchen: 12' 7" x 7' 1" (3.84m x 2.16m)

Window to rear, garden, roll top work surface with inset stainless steel sink with mixer tap, drawers and cupboards under, double oven, inset gas hob, extractor over, tiled splashback, spaces for fridge freezer, washing machine and dishwasher, eye level cabinets, part obscured glazed door to side, gas boiler in cupboard.

Study/bedroom 4: 10' 1" x 7' 7" (3.07m x 2.31m)

Window to side aspect, radiator.

Conservatory: 12' 7" x 12' 7" (3.84m x 3.84m)

Of brick and glazed construction, fan light, double opening casements doors to rear garden.

Garden room/office: 16' 1" x 12' 9" (4.90m x 3.89m)

Purpose built and currently used as a sewing room, 2 windows to side, and window to rear, part obscured glazed entrance door, laminate flooring, insulated with 2 velux windows.

First floor landing: 14' 4" x 5' 11" (4.37m x 1.80m)

Window to front, timber balustrade to stairwell, immersion cupboard with tank and shelves, loft access., (unchecked), doors to:

Master Bedroom: 11' 11" x 10' 11" (3.63m x 3.33m)

Window to the front aspect, radiator, recessed cupboard with shelves, door to en-suite.

En-suite: 7' 11" x 5' 1" (2.41m x 1.55m)

Laminate flooring, closed coupled w.c, enclosed shower, wash basin on a vanity unit with mixer tap, wall mounted heated towel rail, fully tiled, obscure window to rear aspect.

Bedroom 2: 12' 4" x 8' 11" (3.76m x 2.72m)

Window to the rear aspect, radiator, recessed double wardrobe.

Bedroom 3: 12' 5" x 9' 4" (3.78m x 2.84m)

Window to front aspect, radiator, recessed double wardrobe.

Bedroom 3: 12' 5" x 9' 4" (3.78m x 2.84m)

Window to front aspect, radiator, recessed double wardrobe.

Family Bathroom: 8' 1" x 5' 1" (2.46m x 1.55m)

Panel bath with mixer tap shower over, pedestal wash basin, closed coupled w.c, obscure window to rear aspect, radiator, part tiled to wall.

Double Garage: 17' 8" x 17' 6" (5.38m x 5.33m)

Loft storage, electric roller door, door to side aspect.

Side Garden: 32' 1" x 15' 8" (9.78m x 4.78m)

Lawn, paved paths, water tap.

Rear Garden: 40' 8" x 11' 4" (12.40m x 3.45m)

South facing, laid to lawn, un-overlooked, 2 water taps, timber fencing to boundaries, gate to front, patio and decking area, mature tree.

Front Garden:

Driveway with parking for 5 vehicles, ornate lantern light, hedge and fencing to boundaries, laid to lawn.

Council Tax Band: F

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



