



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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3 Blackwater Drive

West Mersea

Essex

CO5 8NJ

Offers in excess of £800,000



Game estates are excited to bring this delightful Four double bedroom detached bungalow, to market. This sleek. Modern family home will be probably the last home. you will ever need to buy it has everything you need and is ready to move in, it requires nothing. The four double Bedrooms, all have their own individual ensuites.

The beating heart of any home is its kitchen and nothing beats harder than the kitchen. Its sleek open plan living space with its stunning architectural roof light that bathes the kitchen space with natural light, will be a joy to host and entertain in.

This property has an ample driveway and double garage and a close proximity to the coastal charm of West Mersea and its boating fraternity.

Don't miss out on this wonderful opportunity to make 3 Blackwater Drive your new home.

Call now to arrange a viewing!

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.

Four Double bedroom executive home with  
four En-suites

Contemporary fitted kitchen/family room with under  
floor heating

Perfect for entertaining with bifold doors opening into  
garden

Offered in excellent condition with high quality fittings  
and appliances

Double garage with large new block paved driveway  
with ample parking Close to the Anchorage in a  
cul-de-sac location

Double glazed windows and doors Dining room

Two studies

Sitting room

Utility room

Cloakroom

Hot Tub

No onward chain

Entrance Hall: 13' 5" x 7' 6" (4.09m x 2.28m)

Entrance door with two glazed side panels to front aspect, stairs to first floor with large cupboard under, three further storage cupboards, including cloaks cupboard, Karndean floor, doors to:

Ground Floor Cloakroom: 6' 5" x 5' 3" (1.95m x 1.60m) White suite comprising close coupled w.c, pedestal wash basin with mixer tap, obscure window to front aspect, Karndean floor, radiator.

Sitting Room: 18' 4" x 12' 8" (5.58m x 3.86m) Windows to front and side aspects, fireplace housing gas fire with marble effect hearth, two radiators. Study Area: 9' 4" x 6' 0" (2.84m x 1.83m) Patio doors to rear aspect, window to side aspect.

Dining Room: 22' 0" x 10' 3" (6.70m x 3.12m) Double opening casement doors and window to rear aspect, Karndean floor, door to garage, open to:

Kitchen Family Room: 18' 4" x 15' 6" (5.58m x 4.72m)

Fantastic socialising area with bifold doors opening into large decking area, comprehensive range of high gloss units comprising Corian type work surface with drawers and cupboards under, two pull out larder cupboards, integral Norcool 1100 litre corner fridge, single oven, microwave, Neff steam oven, tilt and slide oven, recycling cupboard and dishwasher, inset Neff induction hob in central island with extractor over, eye level cabinets, under floor heating, downlighters, USB connections, door to utility room.

Utility room: 15' 8" x 8' 5" (4.77m x 2.56m)

Comprehensive range of units comprising high gloss cupboards, roll top work surface with inset stainless steel sink unit with mixer tap, spaces for fridge, freezer, washing machine and tumble dryer, two skylights, door to study.

Study: 8' 1" x 6' 9" (2.46m x 2.06m)

Window to side aspect, downlighters.

First Floor Landing:

Split level staircase, window to front aspect, loft access (unchecked), glass and steel banisters, doors to:

Master bedroom: 14' 5" x 14' 3" (4.39m x 4.34m) Vaulted ceiling, Velux window to with remote control for window and blind, two exposed beams, Hammonds fitted wardrobes, radiator, USB connection, window to rear aspect, door to En-suite.

En-suite to Master Bedroom: 14' 4" x 5' 8" (4.37m x 1.73m)

White suite comprising walk in triple shower, wedge shape bath with mixer tap shower attachment, shower screen, wash basin with mixer tap, close coupled w.c, tiled floor, vaulted ceiling, two obscure windows to front aspect, wall mounted heated towel rail, part tiled to walls.

Bedroom 2: 14' 2" x 10' 4" (4.31m x 3.15m)

Window to rear aspect, radiator, built in wardrobe, door to En-suite.

En-suite to Bedroom 2: 6' 2" x 6' 0" (1.88m x 1.83m)

White suite comprising walk in shower with dual shower heads, close coupled w.c, wash basin on vanity unit with mixer tap and cupboards under, wall mounted heated towel rail, obscure glazed window to rear aspect, extractor, tiled to walls.

Bedroom 3: 10' 8" x 10' 4" (3.25m x 3.15m)

Window to rear aspect, radiator, door to En-suite.

En-suite to Bedroom 3: 6' 3" x 6' 2" (1.90m x 1.88m)

White suite comprising walk in shower with dual shower heads, close coupled w.c, wash basin on vanity unit with mixer tap and cupboards under, wall mounted heated towel rail, extractor, tiled floor.

Bedroom 4: 11' 2" x 8' 9" (3.40m x 2.66m)

Window to side aspect, storage cupboard, radiator, door to En-suite.

En-suite to Bedroom 4: 6' 4" x 4' 9" (1.93m x 1.45m)

White suite comprising walk in shower, close coupled w.c, wash basin on vanity unit with mixer tap and cupboards under, tiled to walls, wall mounted heated towel rail, extractor, vinyl floor.

Rear Garden: 39' 1" x 30' 2" (11.90m x 9.19m)

Enclosed, private rear garden, extensive decking area leading from kitchen and dining room, lawn, timber fence & mature hedging to boundaries, Hot tub, south facing.

Patio Area: 17' 5" x 17' 1" (5.30m x 5.20m)

Double Garage: 20' 0" x 14' 9" (6.09m x 4.49m)

Electric roller door, power and light connected, gas boiler, inset stainless steel sink with cupboards under, work bench.

Boatshed: 8' 8" x 5' 9" (2.64m x 1.75m) Power and light connected, work bench, shelves.

Front Garden/driveway: Newly block paved with parking for several vehicles, boats etc.

Council Tax Band: E

Block paved with parking for several vehicles, boats etc.

EPC Rating: D



AWAITING FLOORPLAN







