



GAME ESTATES

PROPERTY SALES & LETTINGS

Braintree 01376 315815 Mersea 01206 384810 Tollesbury 01621 869986

9 Churchfields
West Mersea
Essex
CO5 8QJ

www.Game-Estates.co.uk

£369,000



- **Two double Bedrooms**
- **Semi-Detached**
- **Extended and scope for further Extensions**
- **Central Location**
- **Kitchen with Vaulted Ceiling**
- **Driveway**
- **Utility Room**
- **Close to Monkey Beach**
- **Workshop/Shed**
- **Chain Free**

Game Estates Mersea are delighted to offer this spacious two-bedroom semi-detached property to market. The downstairs of the property benefits from being extended to the rear opening up the property to give a light spacious feel to the large kitchen with its vaulted ceiling, sky lights and patio doors leading to the rear garden which all allow natural light to bathe the kitchen area. The clean and fresh shaker style kitchen with breakfast bar/Island is perfect for all entertaining and family meals. The newly fitted bifold doors which lead to the large living room with its bay window to the front of the property.

Upstairs there are two generous sized double bedrooms and a family bathroom. There is further scope to extend, which could create a third bedroom and even an En-suite.

The garden is unoverlooked with a large decking area to enjoy those summer evenings or simply enjoy watching the children play in the good-sized garden. The property benefits from a large driveway to the front and is close to all local amenities' shops, pubs and restaurants and everything that West Mersea has to offer. Churchfields is located in West Mersea, within the Mersea and Pyefleet ward of Colchester, Essex

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: 13' 9" x 6' 0" (4.19m x 1.83m)**
Part obscured glazed entrance door and window to side aspect, tiled floor, radiator, under stairs cupboard, stairs to first floor.
- **Lounge: 16' 6" x 11' 9" (5.03m x 3.58m)**
Bay window to front aspect, central bifold doors leading to kitchen/diner, radiator.
- **Kitchen/diner: 19' 7" x 9' 11" extending to 15' 9" (5.97m x 3.02m)**
Roll top work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, breakfast bar, integrated Fridge freezer, double oven, extractor, 2 skylights, patio doors and window to rear garden, 2 x radiators, laminate flooring, arch to:
- **Utility Room: 9' 5" x 7' 9" (2.87m x 2.36m)**
Space for Washing machine and dishwasher, cupboard, window to side aspect, door to hall and lean-to, plumbing for washing machine.
- **Lean-to Conservatory: 5' 5" x 7' 7" (1.65m x 2.31m)**
Part glazed door to front aspect, obscured window to side aspect.
- **Coal Shed: 5' 7" x 2' 11" (1.70m x 0.89m)**
- **Room off the lean to: 8' 1" x 6' 3" (2.46m x 1.91m)**
obscured door to rear garden.
- **First floor landing: 8' 1" x 6' 3" (2.46m x 1.91m)**
Window to side aspect, timber balustrade to staircase, loft access, insulated.
- **Bedroom 1: 15' 0" x 8' 11" (4.57m x 2.72m)**
Two windows to front aspect, wardrobe, radiator, laminate floor
- **Bedroom 2: 12' 2" x 9' 11" (3.71m x 3.02m)**
Window to rear aspect, two cupboards, radiator and laminate flooring
- **Family Bathroom: 5' 6" x 7' 11" (1.68m x 2.41m)**
White suite comprising bath with mixer tap shower attachment and shower over bath, obscured window to rear aspect, radiator, part tiled to walls, pedestal wash basin with mixer tap,
- **Front side area: 15' 8" x 6' 7" (4.78m x 2.01m)**
Block paved.
- **Front garden: 26' 7" x 23' 6" (8.10m x 7.16m)**
Dropped curb, fully block paved, parking for several vehicles.
- **Rear Garden: 53' 0" x 26' 3" (16.15m x 8.00m)**
Large Decking area, rest of garden mostly laid to lawn, with workshop/shed at the rear of the garden

Council Tax band: B



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.



