



GAME ESTATES

PROPERTY SALES & LETTINGS

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57 Reymead Close
West Mersea
Essex
CO5 8DN

£370,000



Three bedroom detached house

Gas central heating

Cloakroom & family bathroom

Large conservatory with radiators and power connected

Driveway & Porch

Chain free

Beautifully stocked rear garden

EPC Rating: E

Game Estates is delighted to bring to market this three-bedroom detached property, conveniently located in the heart of West Mersea. Tucked away on the desirable Reymead Close, a peaceful no-through road, this home offers a perfect blend of peace and convenience, with local amenities and shops just a leisurely walk away.

This traditionally constructed home features the comfort of gas central heating and the energy efficiency of double glazing. The property also provides ample off-road parking, accommodating several vehicles with ease.

The true highlight of this home is the impressive conservatory. Bathed in natural light, it seamlessly extends the living space and offers a breathtaking view of the beautifully stocked natural garden. This outdoor haven is a picturesque setting that brings the essence of the countryside to your doorstep.

Entrance Porch

6' 4" x 3' 7" (1.93m x 1.09m)

Part obscure entrance door, tiled floor, window to side aspect.

Cloakroom

5' 2" x 2' 9" (1.57m x 0.84m)

Window to the front, radiator, wall mounted wash basin, tiled.

Hall

Radiator and stairs to first floor.

Lounge

22' 11" x 10' 6" (6.99m x 3.20m)

Electric fire, window to the front, double folding doors to the conservatory, 2 x radiators, door to the kitchen

Kitchen

15' 6" x 7' 1" (4.72m x 2.16m)

Galley style, inset stainless steel sink with mixer tap, free standing oven, extractor, space for washing machine, fridge and freezer, window to the rear, radiator, laminate flooring, part obscure glazed door to hall

Conservatory

13' 8" x 16' 11" (4.17m x 5.16m)

Of brick and glazed construction, obscure glazed door to the kitchen, laminate flooring, power, 2 x radiators, power sockets, door to the side.

First Floor Landing

9' 2" x 6' 1" (2.79m x 1.85m)

Loft access, immersion cupboard.

Bedroom 1

9' 10" x 9' 7" (3.00m x 2.92m)

Window to the front, radiator, sliding door recess double wardrobe, laminate flooring, loft access

Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m)

Window to the rear, radiator, sliding recessed double wardrobe, laminate flooring

Bedroom 3

7' 11" x 7' 1" (2.41m x 2.16m)

Window to the rear, radiator and laminate flooring

Bathroom

8' 2" x 5' 4" (2.49m x 1.63m)

Corner bath with shower over, closed coupled WC, Pedestal wash basin, obscure window to the rear, wall mounted heated towel rail, laminate flooring.

Front Garden

29' 0" x 21' 0" (8.84m x 6.40m)

Hedge to boundary, lawn and driveway

Rear Garden

50' 0" x 30' 0" (15.24m x 9.14m)

Gate to the front, block paved patio, beautifully stocked with flowers, greenhouse, shed.

Council tax band: C

Viewing:

Strictly by appointment only through Game Estate Agents. Prior to making an appointment Game Estate Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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