



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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9 Buxey Close  
West Mersea  
Essex  
CO5 8LF

£425,000



Three bedroom detached Bungalow

Gas fired central heating

Driveway

New carpets

Kitchen/breakfast room

Excellent condition throughout

Cul-de-sac location

Chain free

Game Estate Agents have pleasure in introducing a charming detached bungalow for sale in the desirable location of West Mersea. This excellent property offers three tranquil bedrooms, a newly carpeted interior, and a modern kitchen/breakfast room perfect for leisurely mornings. Nestled in a peaceful setting, this home features gas central heating for warmth and comfort. With a driveway for convenient parking and outside space to enjoy nature, this property is ideal for retirees seeking relaxation and simplicity. Located in West Mersea, residents can relish the serene coastal atmosphere and explore the picturesque surroundings. From leisurely walks along the stunning coastline to sampling delicious seafood at local eateries, there's no shortage of activities to enjoy. EPC rating: D

#### Entrance door to Hall

Glazed side light to the front aspect, radiator, recessed storage cupboard, recessed airing cupboard with linen shelves and radiator, loft access via loft ladder, gas combi boiler serving central heating.

#### Lounge

17' 11" x 12' 2" (5.46m x 3.71m)

Sealed unit window front aspect, radiator coved ceiling.

#### Kitchen/breakfast room

21' 7" x 10' 0" (6.58m x 3.05m)

Comprehensive range of fitted units comprising roll top worktop surface, with inset stainless steel sink unit and mixer tap, drawers and cupboards under, integral dishwasher, integral fridge and freezer, space for washing machine, and space for Rangemaster cooking range, tiled splashback, extractor hood, eye level cabinets, sealed unit window to rear aspect, replacement part glazed door to rear from kitchen area and sealed unit double opening casement doors to rear garden.

#### Bedroom 1

15' 5" x 12' 1" (4.70m x 3.68m)

Window to rear aspect, radiator, built in units to one wall to include two double wardrobe cupboards, central dressing unit with drawers, cupboards over.

#### Bedroom 2

11' 10" x 11' 2" (3.61m x 3.40m)

Reducing to 8" x 8" Window to front aspect, radiator, coved ceiling.

#### Bedroom 3

10' 2" x 9' 3" (3.10m x 2.82m)

Window to front aspect, radiator, built in double wardrobe cupboard.

#### Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)

White suite comprising large walk-in shower, close coupled WC, pedestal wash basin with mixer tap, tiled to walls and floor, under floor heating, wall mounted heated towel rail, coved ceiling, spot lights, extractor fan, skylight.

#### Front Garden

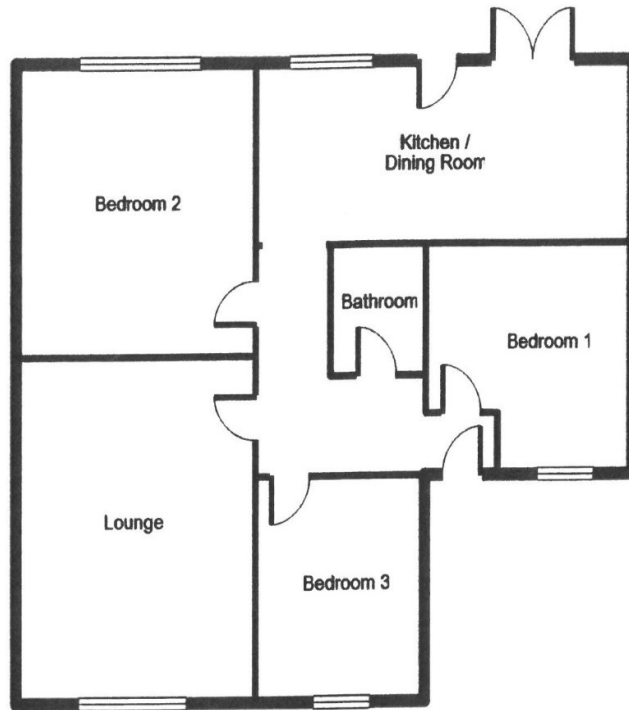
Lawn, driveway providing off road parking, side access with gate to:

#### Rear Garden

39' 3" x 40' 3" (11.96m x 12.27m)

Patio area, lawn, flower/ shrub borders, outside water tap, enclosed by panel fencing.

Council Tax Band: C



For Guidance Only - Not to Scale  
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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.

