



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

1 Woodfield Road

West Mersea

Essex

CO5 8PX

£450,000



Two bedroom detached bungalow

Detached Garage & driveway

Unoverlooked rear garden

Modern well equipped kitchen

Lounge and large conservatory

Gas fired central heating

Extension potential stp

Excellent condition throughout

Introducing this charming detached bungalow, ideal for those seeking tranquility and comfort. This property boasts a modern kitchen, perfect for whipping up delicious meals, a large conservatory for enjoying the sunshine, a convenient cloakroom, and a well-appointed bathroom. With the potential for extension, this bungalow offers endless possibilities to customize and make it your own.

For those with a penchant for convenience, this home comes with a garage and driveway for parking, ensuring ease of access for residents and guests alike. The two bedrooms provide ample space for hosting visitors or creating a peaceful sanctuary to unwind.

Situated just a short walk away, residents can enjoy the anchorage and shops in the nearby area, making errands and leisurely strolls a breeze. The property's excellent condition speaks to the care and attention to detail it has received, ensuring a warm and inviting atmosphere for all who enter.

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 Porch: 3' 9" x 3' 4" (1.14m x 1.02m)

Glazed entrance door, tiled floor, entrance door leading to hallway.

Entrance hall: 8' 9" x 4' 10" (2.67m x 1.47m)

Tiled floor, radiator, recessed airing cupboard housing gas combi boiler, loft access, part boarded with ladder, doors to:

Lounge: 15' 1" x 13' 4" (4.60m x 4.06m)

Fireplace with electric effect fire, window to front aspect, radiator, door to hallway, double opening glazed doors to kitchen.

Kitchen: 9' 9" x 8' 1" (2.97m x 2.46m)

Beautifully presented, with a comprehensive range of work surfaces with inset stainless sink with mixer tap, drawers and cupboards under, integral fridge, freezer and dishwasher, double oven, gas hob, window and part glazed door to side aspect, tiled floor, opening to conservatory.

Conservatory: 20' 7" x 13' 4" (6.27m x 4.06m)

Large conservatory proving a great addition, of brick and glazed construction, tiled floor, recessed cupboard with spaces for washing machine and tumble dryer, roll top work surface with cupboards under with space for fridge, double opening casement doors to rear garden, polycarbonate roof, door to cloakroom

Cloakroom: 5' 11" x 2' 11" (1.80m x 0.89m)

White suite comprising close coupled w.c, wall mounted wash basin, obscure window to side aspect, radiator, polycarbonate roof.

Master bedroom: 11' 5" x 11' 1" (3.48m x 3.38m)

Window to front aspect, fitted double wardrobe cupboard, radiator.

Bedroom 2: 9' 10" x 9' 8" (3.00m x 2.95m)

Window to front aspect, radiator.

Family Bathroom: 6' 9" x 5' 8" (2.06m x 1.73m)

White suite comprising bath with mixer tap shower attachment, enclosed electric shower, close coupled w.c, wall mounted heated towel rail, pedestal wash basin, obscure window to rear aspect, extractor.

Rear Garden: 38' 8" x 26' 0" (11.79m x 7.92m)

Private and unoverlooked, paved patio area, mature trees and shrubs, lawn, two timber sheds, one plastic shed, brick and timber fencing to boundaries, gate to front aspect, water tap.

Detached garage: 17' 1" x 8' 2" (5.21m x 2.49m)

Up and over door, loft storage, door to side aspect.

Driveway: 19' 7" x 12' 10" (5.97m x 3.91m)

Gravel driveway next to garage, could be made bigger to provide more parking.

Side garden: 26' 8" x 22' 6" (8.13m x 6.86m)

To the left of the garage with mature tree, low level brick wall to boundary.

Council Tax Band: D

AWAITING EPC & EPC

