



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

2 Shears Crescent

West Mersea

Essex

CO5 8AR

£450,000



3-bedroom detached property

Gas central heating

One bedroom on the ground floor

Close to the beach and village centre.

Toilet facilities and its own entrance

Distant Estuary views

Lounge/diner / sun Lounge / wet room

Chain Free

We are pleased to offer this individually designed brick built split level property, convenient to the beach and village centre. Three bedrooms with garage and driveway, distant Estuary views, one bedroom is on the ground floor with toilet facilities and its own entrance. Lounge/diner, sun Lounge, wet room and gas fired central heating.

Chain free.

Entrance Hall: 6' 11" x 6' 4" (2.11m x 1.93m)

Part obscure glazed entrance door, stairs to first floor to main accommodation, radiator, door to cloak/shower room.

Cloakroom / shower room: 12' 2" x 6' 4" (3.71m x 1.93m)

Part tiled walls, ceramic tiled floor, close level WC, wall mounted wash basin, door to garage and to bedroom 3

Bedroom 3: 15' 9" x 7' 10" (4.80m x 2.39m)

Obscure patio doors and side lights to rear to garden, large, recessed storage cupboard, laminate floor, door to garage.

Garage: 17' 2" x 8' 9" (5.23m x 2.67m)

Up and over door.

Landing

Window to rear aspect, radiator, loft access, loft access, recessed airing cupboard housing hot water tank, shelves

Lounge / dining room

L Shaped 22"6 max x 19" max Dual Windows to rear aspect with distant Estuary views, window to side aspect, part glazed door to the side aspect to side access. (Note: May be used as main access on level therefore no need to climb stairs. Property would then be equivalent to a bungalow), two radiators, brick fireplace with gas fire, door to Sun Lounge

Sun Lounge: 15' 5" x 8' 9" (4.70m x 2.67m)

Windows to three aspects with distant Estuary views.

Kitchen/breakfast room: 12' 0" x 8' 0" (3.66m x 2.44m)

Window to front aspect, fitted with comprehensive range of units, comprising roll top work surfaces with 1 1/2 bowl sink unit, mixer tap, fitted double oven, extractor over, gas hob, eye level cabinets, integral fridge/freezer, space for dishwasher, tumble dryer and washing machine, part tiled walls, radiator, laminate floor.

Bedroom 1: 11' 11" x 10' 0" (3.63m x 3.05m)

Dual windows to the front aspect, comprehensive range of fitted wardrobes and storage units to include three double wardrobe cupboards to one wall, one single wardrobe cupboard and three eye level double storage cupboards to form bed recess with two bedside cabinets, further single and double wardrobe with three 3- drawer units to form dressing table section, and further 5 drawer chests of drawers unit, radiator.

Bedroom 2: 8' 5" x 6' 11" (2.57m x 2.11m)

Window to front aspect, radiator, laminate floor

Wet Room: 6' 7" x 5' 6" (2.01m x 1.68m)

Walk in shower, fully tiled to walls, obscure window to the rear aspect, close coupled w.c, wash basin on vanity with mixer tap.

Front Garden

Mainly laid to lawn with mature tree, shrub and flower borders, block paved driveway to garage providing off road parking, slab path to covered side entrance and outside water tap.

Rear Garden

Southwest facing, mainly laid to lawn with shrub and flower beds, terraced with steps down, dwarf walling to further flower beds, oil storage tank, brick workshop with power and light connected and window, all enclosed by panel fencing.

AWAITING EPC & FLOORPLAN

