



GAME ESTATES

PROPERTY SALES & LETTINGS

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19 Woodfield Drive

West Mersea

Essex

CO5 8PX

£425,000



Detached chalet

Four Bedrooms

Garage & Driveway

Chain free

Garden Bar

Hot tub & New patio

Double Glazing & gas central heating

Shower room & Bathroom

Game Estates are presenting this deceptively large FOUR Bedroom Detached chalet Bungalow, ready for immediate viewings, to truly appreciate this property. The traditional style frontage to this bungalow, with its driveway and Garage, mask the true scale of this property, it is not until you reach the rear of the property you can appreciate the scale of it. Perfect for a growing family, with a garden designed for enjoying and spending time with loved ones and friends, the timber framed shelter houses an impressive bar, for those glorious sunny days and mellow evenings, socialising. Step out the hot tub and you are ready for cocktails as the sun sets over west Mersea. Located in the desirable West Mersea area, this home offers both space and convenience, with easy access to local amenities and the stunning coastline. Viewing is essential to fully appreciate the size and quality of this remarkable property. Don't miss the opportunity to make this exceptional bungalow your new family home.

Porch

4' 0" x 2' 9" (1.22m x 0.84m)

Entrance door leading to:

Hall

9' 0" x 8' 9" (2.74m x 2.67m)

Entrance door, storage cupboard, radiator, stairs to first floor, under stairs cupboard, doors to:

Lounge/Diner

21' 5" x 14' 10" reducing to 8' 9" (6.53m x 4.52m)

Patio doors to rear garden, radiator, window to front aspect.

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Glazed door to the rear, white porcelain sink, with left hand drainer and mixer taps, window to rear, space for washing machine, double oven, extractor, tiled splash back.

Shower Room

7' 4" x 9' 1" (2.24m x 2.77m)

Walk in shower, tiled flooring, wall mounted heated towel rail, close coupled WC, pedestal wash basin with mixer taps, obscure window to the rear, fully tiled.

Bedroom 1

10' 1" x 9' 7" (3.07m x 2.92m)

Ground floor, window to the rear aspect, radiator

Bedroom 2

10' 10" x 9' 9" (3.30m x 2.97m)

Ground floor, window to the front aspect, recessed wardrobe, radiator

Landing

Velux window, doors to:

Bedroom 3

15' 7" x 9' 6" (4.75m x 2.90m)

Currently used as a dressing room, dual aspect with Velux window to front and window to rear garden, radiator, part sloping ceiling.

Bedroom 4

15' 7" x 13' 4" extending to 20' 3" (4.75m x 4.06m)

Two Velux windows to front aspect, part sloping ceiling, window to rear aspect, radiator.

Family Bathroom

9' 1" x 7' 4" (2.77m x 2.24m)

White suite comprising panel bath, enclosed shower, close coupled WC, Pedestal wash basin with mixer taps, window to the rear aspect.

Garage

17' 0" x 8' 2" (5.18m x 2.49m)

Up and over door, fuse box

Rear Garden

46' 8" x 36' 0" (14.22m x 10.97m)

Lawn, covered deck, hot tub, new patio, fuse box, gate to front aspect, water tap, elaborate bar complete with bar stool area.

Agents Note

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.***Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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.

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