



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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12a Kingsland Road,  
West Mersea, West  
Mersea, Essex, CO5  
8RB

Asking Price £785,000

Located in the charming seaside town of West Mersea, this exceptional detached family home is the perfect oasis for a growing family. Boasting luxurious marble worksurfaces, a stunning conservatory, and a south west facing unoverlooked garden, with a double bedroom with en-suite on the ground floor this property offers versatility with a combined sense of tranquility and sophistication.

With five spacious bedrooms, including three en-suites and a modern family bathroom, there is no shortage of space for the whole family to enjoy. The central location means you are just a stone's throw away from all amenities, while the driveway for 7 vehicles and garage ensure convenience and peace of mind.

West Mersea itself is a vibrant community with a range of cafes, shops, and restaurants to explore. Spend your weekends strolling along the picturesque coastline.

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.

Detached family Home

Three En-Suite's

Five Bedrooms - One on Ground Floor with En-Suite

Kitchen / Breakfast Room with Pantry

South West Facing Private Garden

Central Location Close To All Amenities

Cloakroom & Utility

Conservatory with under floor heating

Excellent condition throughout

**Entrance Hall** 16' 7" x 10' 10" (5.05m x 3.30m)

New Entrance door with side panels, wooden flooring, stairs to first floor, double doors to bedroom 5, cloakroom, kitchen and lounge.

**Cloakroom** 7' 11" x 5' 1" (2.41m x 1.55m)

Obscure window to side aspect, close coupled WC, radiator, wash basin with mixer tap on vanity unit, extractor.

**Drawing Room** 24' 4" x 14' 0" (7.42m x 4.27m)

Double opening doors from hall, gas fire, window to front aspect, two radiators, double opening casement doors to conservatory.

**Open plan Kitchen/diner** 21' 8" reducing to 10' 10" x 20' 3" reducing to 10' 6" (6.60m x 6.17m)

Double casement doors to the rear, window to rear, double casement doors to conservatory, Marble worktops with central island with breakfast bar and storage, two modern radiators, double butler sink with extendable mixer tap, electric aga, separate oven, extractor, intergrated dishwasher, eye level cabinets, space for dining table and chairs, window to rear garden, wooden floor.

**Pantry** 8' 2" x 6' 8" (2.49m x 2.03m)

Work surface with cupboards over and under, part glazed door and window to utility.

**Utility Room** 13' 0" x 5' 5" (3.96m x 1.65m)

Work surface with inset stainless steel sink with mixer tap, cupboards under, space for washing machine and tumble dryer, part obscure glazed door to rear garden, radiator.

**Conservatory** 12' 10" x 10' 7" (3.91m x 3.23m)

Under floor heating, electric blinds, wooden flooring, bifold doors to rear garden and double opening casement doors kitchen.

**Bedroom 5** 11' 4" x 11' 1" (3.45m x 3.38m)

Window to front aspect, radiator, door to en-suite.

**En-suite bedroom** 5' 9" 11" x 5' 4" (3.02m x 1.63m)

Walk in shower, close coupled w.c, wash basin on vanity with mixer tap, obscure window to side aspect, radiator, gas boiler.

**First floor Landing** 11' 4" x 10' 10" (3.45m x 3.30m)

Galleried landing, good sized loft, boarded with safety ladder, radiator, Large airing cupboard, doors to:

**Bedroom 1** 18' 4" x 14' 0" (5.59m x 4.27m)

Dual aspect windows to side and front aspects, radiator.

**En-suite bedroom 1** 10' 9" x 5' 6" (3.28m x 1.68m)

Obscure window to the side, bath with mixer tap shower attachment, close coupled WC, bidet, wash basin with mixer tap on vanity unit, tiled floor, part tiled to walls.

**Bedroom 2** 11' 6" x 10' 4" (3.51m x 3.15m)

Window to front aspect, radiator, door to en-suite.

**En-suite bedroom 2** 6' 6" x 4' 6" (1.98m x 1.37m)

Obscure window to front aspect, radiator, wash basin with mixer tap, fully tiled, enclosed shower, tiled floor.

**Bedroom 3** 8' 7" extending to 10' 8" x 10' 8" (2.62m x 3.25m)

Window to side aspect, radiator

**Bedroom 4** 10' 10" x 6' 6" (3.30m x 1.98m)

Window to front aspect, radiator.

**Family Bathroom** 10' 2" x 5' 5" (3.10m x 1.65m)

Obscure window to the side, walk in shower, radiator, pedestal wash basin, close coupled WC, bath with mixer tap shower attachment , tiled, walls and floor.

**Rear Garden** 52' 2" x 65' (15.90m x 19.81m)

South West facing, unoverlooked garden, laid to lawn with mature trees and shrubs, gate to front aspect, electric point and outside water tap, two sheds one of which is a good size. gate to the front, porcelain tiled patio, lawn, mature trees and shrubs.

**Garage**

Single garage with electric roller doors.

**Driveway**

Block paving, parking for 7 cars , boat/camper van, double opening wooden gates.

**Council tax band: F**

**EPC Rating: D**

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.







