



GAME ESTATES

PROPERTY SALES & LETTINGS

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55 St Peters Road

West Mersea

Essex

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£475,000



- ANCHORAGE AREA
- DETACHED BUNGALOW
- THREE BEDROOMS
- 102' UN-OVERLOOKED WEST FACING GARDEN
- GARDEN STUDIO/OFFICE
- LARGE BEACH HUT SHED
- GARAGE & DRIVEWAY
- EN-SUITE TO MASTER
- SHOWER ROOM & CLOAKROOM
- THREE RECEPTIONS
- EXTENSION POTENTIAL STP
- CHAIN FREE

Game Estates are delighted to bring to market this fantastic opportunity set in the highly desirable Anchorage area of West Mersea—an ideal location for boating enthusiasts and those seeking a laid-back coastal lifestyle, with the waterfront and island centre just a short walk away. This three-bedroom bungalow is deceptively spacious spread over 1389 square foot. There is an option to extend stp converting the spacious loft into more living space. A good sized un-overlooked west facing garden has the bonus of an outside office/studio and large beach hut shed. Inside there is an open plan kitchen/diner ready you to fit your perfect kitchen. En-suite to master bedroom, study and large lounge leading to the rear garden. Off road parking and garage. Chain free

Entrance Hall
 Radiator, doors to bedrooms one and two, shower room and study
 Bedroom 1
 13' 5" x 11' 0" (4.09m x 3.35m)
 Bay window to front aspect, fitted mirrored four door wardrobe, radiator, door to en-suite
 En-suite
 7' 10" x 7' 3" (2.39m x 2.21m)
 White suite comprising bath with mixer tap shower attachment, wash basin in vanity unit with storage under, close coupled w.c, radiator, obscure window to side aspect, immersion cupboard.
 Bedroom 2
 11' 1" x 10' 11" (3.38m x 3.33m)
 Bay window to front aspect, radiator.
 Shower room
 11' 1" x 5' 1" (3.38m x 1.55m)
 Enclosed shower cubicle, close coupled w.c, wash basin in vanity top with cupboards under, part tiled to walls, wall mounted heated towel rail, obscure window to side aspect.
 Bedroom 3
 11' 8" x 8' 0" (3.56m x 2.44m)
 Window to side aspect, radiator.
 Study
 10' 10" x 9' 1" (3.30m x 2.77m)
 Door to bedroom 3 and dining room
 Dining Room
 12' 9" x 10' 9" (3.89m x 3.28m)
 Patio doors to side aspect to conservatory, door to lounge.
 Kitchen
 17' 8" x 7' 7" (5.38m x 2.31m)
 Range of work surfaces with two inset stainless-steel sinks with mixer taps, drawers and cupboards under, windows to rear and side aspects, fitted oven, inset hob, spaces for washing machine and fridge/freezer, larder cupboard, door to lobby.
 Lobby
 3' 5" x 2' 11" (1.04m x 0.89m)
 Part obscure glazed door to side aspect, door to cloakroom.
 Cloakroom
 3' 8" x 2' 11" (1.12m x 0.89m)
 Low level w.c, half tiled to walls, obscure window to rear aspect.
 Conservatory
 10' 11" x 5' 7" (3.33m x 1.70m)
 Of timber and glazed construction, double opening doors to side aspect, patio doors to dining room.
 Lounge
 19' 1" x 15' 8" (5.82m x 4.78m)
 Patio doors to rear garden, windows to front and side aspects, two radiators.
 Front Garden
 Driveway with parking for 4 vehicles.
 Garage
 15' 10" x 8' 0" (4.83m x 2.44m)
 Up and over door, personal door to rear, loft storage, water tap, power connected, gas boiler
 Rear Garden
 102' 0" x 37' 4" (31.09m x 11.38m)
 West facing, un-overlooked, paved patio, mature trees and shrubs, lawn, timber shed, beach hut, gate to front aspect.
 Garden studio/Office
 Of timber construction, fully insulated, fuse box, double opening casement doors, windows to garden.
 Council Tax Band: D
 Water meter fitted: yes
 EPC rating: E
 Agents note
 This property is owned by a member of staff



