



**Dawes Lane, West Mersea, Colchester, CO5 8HL**



**welcome to**

**Dawes Lane, West Mersea, Colchester**

This stunning detached family home is situated on the popular island of West Mersea, which benefits from lovely coastal walks, local amenities including cafes, restaurants, pubs, doctors surgery, dental practice, supermarkets and schooling.



**Early viewing is strongly advised of this substantial detached house situated in the seaside town of West Mersea.**

**Ground floor accommodation comprises entrance hall, living room, spacious kitchen/dining room, utility, shower room, conservatory and study.**

**The first floor offers four good size bedrooms and a family bathroom.**

**Externally there is off road parking for several cars, a generous enclosed rear garden and garage which is currently used as an office.**

**Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, radiator, carpet, doors to:

#### **Lounge**

16' 10" x 9' 8" ( 5.13m x 2.95m )

Upvc double glazed window to front, radiator, carpet.

#### **Kitchen / Dining Room**

21' max x 14' 4" max ( 6.40m max x 4.37m max )

Extensive range of white base and eye level units, work surfaces, inset sink and drainer unit, integrated oven, four ring induction hob, tiled splashbacks, fridge/freezer, lino flooring, radiator, wooden door to side, wooden framed window to Conservatory, windows to both sides, ceiling spotlights, doors to Study, access to:

#### **Utility Room**

6' 4" x 6' 3" ( 1.93m x 1.91m )

Lino flooring, wooden window to side, spaces for washing machine and tumble dryer, radiator, butler sink unit and work surfaces, radiator, doors to Conservatory & Shower Room.

#### **Shower Room**

Shower cubicle, low level w.c., pedestal wash hand basin, tiled walls and flooring, window to side, radiator.

#### **Conservatory**

19' 5" x 9' 6" ( 5.92m x 2.90m )

Double glazed windows and doors to rear garden, tiled floor, pitched roof.

#### **Study**

9' 2" x 8' 6" ( 2.79m x 2.59m )

Upvc double glazed window to rear, radiator, lino flooring.

#### **First Floor Accommodation**

#### **Landing**

Wood effect flooring, radiator, loft access, double glazed window to side, doors to:

#### **Bedroom One**

13' 3" to face of wardrobes x 9' 3" ( 4.04m to face of wardrobes x 2.82m )

Wood effect flooring, built-in wardrobes, double glazed windows and doors to LARGE BALCONY at rear with railing surround, radiator.

#### **Bedroom Two**

13' 1" x 9' 8" ( 3.99m x 2.95m )

Wood effect flooring, radiator, upvc double glazed window to front.

#### **Bedroom Three**

9' 8" max x 8' 5" to front of wardrobe ( 2.95m max x 2.57m to front of wardrobe )

Upvc double glazed window to front, exposed floorboards, radiator, built-in wardrobe.

#### **Bedroom Four**

9' 2" max x 8' 5" max ( 2.79m max x 2.57m max )

Upvc double glazed window to rear, wood effect flooring, radiator, built-in wardrobes.

#### **Family Bathroom**

Four piece white suite comprising panel enclosed bath with showerhead attachment, low level w.c., wash hand basin and shower cubicle, lino flooring, tiled walls, heated towel rail.

#### **Outside**

There is a driveway providing off road parking for several cars. There is a Garage which is boarded with power, radiator, wood effect flooring, baxi boiler and is currently used as an office.

There is a large well maintained rear garden which commences with covered patio area, the remainder being mainly laid to lawn with inset shrubs, flowers and trees, and large gravel seating areas, all enclosed by panel fencing.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to  
**Dawes Lane, West Mersea,  
Colchester**

- Detached Family Home
- Ample Living Accommodation Throughout
- Four Bedrooms
- Shower Room & Family Bathroom
- Off Road Parking For Several Cars
- Generous Rear Garden
- Garage/ Office

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS119814 - 0002

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