



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

79 Queen Anne Road,
West Mersea,
Essex,
CO5 8BA

£825,000



Stunning detached family home
Quiet West Mersea location
Four generous bedrooms
Magnificent galleried hallway
Three reception rooms

Gas Central Heating
Fabulous principal suite
Double garage
Parking for up to 10 vehicles
Walking distance to beach & amenities

Game Estates are delighted to bring to the market this truly impressive 2248 sqft four-bedroom detached family home, occupying a generous plot along a quiet road in one of West Mersea's most sought-after residential locations.

Boasting exceptional kerb appeal, a magnificent galleried entrance hall and wonderfully proportioned accommodation throughout, this stunning home has been designed with modern family living and entertaining firmly in mind. Conveniently situated for local schools, shops, the beach and all of Mersea Island's leisure and water sports facilities, the property offers both space and lifestyle in equal measure.

The property benefits from gas central heating, a double garage, extensive parking for multiple vehicles and a private rear garden, making this a home that truly must be viewed to appreciate the scale and quality on offer.

Entrance Hall 9' 10" x 4' 7" (3.00m x 1.40m)

Cloakroom 4' 8" x 2' 9" (1.42m x 0.84m)

Conveniently positioned off the main hallway, comprising a WC and wash hand basin set within a vanity unit.

Reception Hall 15' 2" x 9' 1" (4.62m x 2.77m)

The impressive galleried entrance hall forms the heart of the home and immediately creates a wonderful first impression. Featuring a beautiful hardwood staircase with contemporary glass balustrading, this bright and spacious area provides a real sense of grandeur and openness. There is a large storage cupboard ideal for coats and shoes, together with a stylish designer radiator.

Walk in Cloaks/Boot cupboard 6' 3" x 5' 0" (1.91m x 1.52m)

Study/ sitting room 12' 9" x 8' 7" (3.89m x 2.62m)

Situated at the front of the property, this versatile room is currently utilised as a home office. With a large four-pane window overlooking the driveway, it would equally make an excellent playroom, snug or additional reception room.

Lounge - being L shaped 25' 5" x 16' 6" (7.75m x 5.03m)

A superb L-shaped lounge enjoying both front and rear aspects, creating a wonderfully light and airy living space. Twin patio doors open directly onto the rear garden, whilst a feature fireplace incorporating a log-burning stove provides a striking focal point. Concertina doors and double doors leading back to the hallway allow the space to be opened up for entertaining or closed off for cosy evenings.

Dining Room 16' 2" x 15' 9" (4.93m x 4.80m)

Located to the rear of the property, the dining room enjoys patio doors overlooking the garden and provides an ideal setting for family meals, celebrations and entertaining. The wooden flooring continues seamlessly through to the lounge, enhancing the feeling of space and flow.

Kitchen/ Breakfast Room 14' 5" x 10' 3" (4.39m x 3.12m)

The kitchen is beautifully appointed and perfectly positioned at the rear of the property, creating a wonderful space for both everyday family life and entertaining. Fitted with an attractive range of shaker-style units, the kitchen is complemented by luxurious solid quartz style worktops and a substantial central island, creating a striking focal point to the room. Features include an inset stainless-steel sink with drainer and chrome mixer tap, induction hob with extractor above, high-level electric oven, integrated dishwasher, space for an American-style fridge freezer, designer radiator and inset spotlights.

Utility Room 13' 0" x 8' 11" (3.96m x 2.72m)

A practical and well-appointed utility room featuring modern cabinetry, stainless steel sink with drainer and chrome mixer tap, tiled flooring, space for appliances and a door providing access to the driveway.

Galleried Landing 18' 7" x 4' 0" (5.66m x 1.22m)

Bedroom 1 14' 1" x 13' 6" (4.29m x 4.11m)

The principal bedroom is a truly impressive room, offering generous proportions and extensive fitted wardrobes. With a rear aspect window overlooking the garden, there is ample space for a king-size bed and additional furniture. A door leads through to the luxurious en-suite.

En-suite

A real surprise awaits behind the door of this stunning en-suite. Beautifully designed and exceptionally spacious, it features a freestanding bath, large walk-in shower with rainfall and separate shower attachments, concealed cistern WC and high-gloss wall tiling. The scale and quality of this room create a true boutique hotel feel.

Bedroom 2 12' 8" x 10' 4" (3.86m x 3.15m)

A fabulous double bedroom overlooking the rear garden, complete with fitted wardrobes featuring mirrored sliding doors.

Bedroom 3 10' 7" x 10' 4" (3.23m x 3.15m)

Another generous double bedroom with rear aspect window and mirrored sliding wardrobes, offering excellent storage and flexibility.

Bedroom 4 12' 6" x 9' 5" (3.81m x 2.87m)

Located at the front of the property, this well-proportioned bedroom comfortably accommodates a double bed and benefits from two useful storage cupboards.

Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

Finished in a contemporary style, the family bathroom features a large walk-in shower, vanity wash hand basin, concealed cistern WC and attractive full-height tiling.

Front Garden

The frontage is particularly impressive, offering parking for numerous vehicles. The extensive driveway is large enough to accommodate up to ten cars and leads directly to the double garage, whilst additional double gates provide access to the rear garden.

Double Garage 20' 5" x 16' 9" (6.22m x 5.11m)

A substantial double garage fitted with power, lighting and twin up-and-over doors, together with a useful side access door.

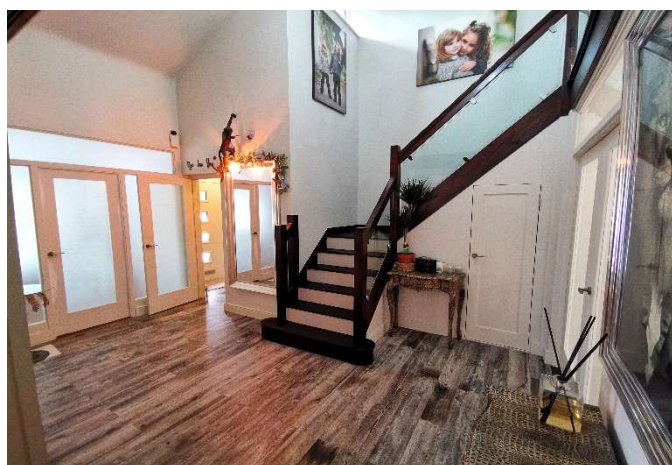
Rear Garden 72' 0" x 58' 9" (21.95m x 17.91m)

The rear garden has been designed with family enjoyment and entertaining in mind. Commencing with a patio seating area, the garden is predominantly laid to lawn and enjoys a high degree of privacy, being screened by mature trees to the rear. The garden wraps around the side of the property and provides access through double gates to the driveway.

Council Tax band: E

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Awaiting EPC and Floorplan





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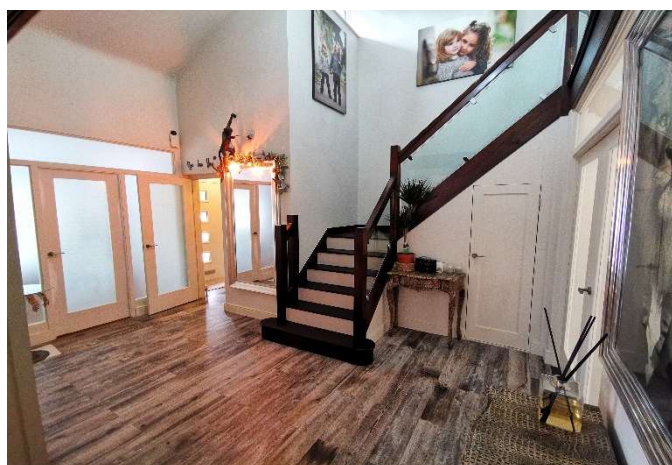
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