



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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1 Broomhills Road  
West Mersea  
Essex  
CO5 8AP

£640,000



This four bedroom detached property sits on an elevated corner plot with sea views from the first floor, detached double garage with w.c, short walk to shops and beach, good sized corner plot 80`6 wide x 123` deep sts, kitchen, dining room, utility room, conservatory, study or ground floor bedroom, new en-suite to master with balcony.

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.

Four bedrooms detached built 1966

On an elevated corner plot with sea views from first floor

Plot size 123` deep x 80` 6 wide

Double garage with w.c and roller doors

Kitchen & utility room

Lounge & Dining room

Gas central heating

Air conditioning

Study or bedroom 5

En-suite to master with balcony

Short walk to shops, school and beach

Steps To:

Part glazed entrance door and glazed sidelight to:

Reception Hall

9' 5" x 6' 10" (2.87m x 2.08m)

Stairs to first floor with spindle balustrade and under stairs cupboard, radiator, doors to:

Lounge

23' 6" reducing to 13' 4" x 13' 6" reducing to 10' 11"

Window to front aspect, patio doors to rear aspect to conservatory, and two high level windows to side aspect, Yorkstone fireplace, two radiators, sun awning.

Dining Room

12' 11" x 12' 10" (3.93m x 3.91m)

Two windows to front aspect, radiator, ornate mock fireplace with timber surround, and mantle, marble style hearth and inset, sun awning.

Conservatory

17' 8" x 9' 5" (5.38m x 2.87m)

Of brick and glazed construction with windows to rear and side aspects, casement doors to rear and side aspect to driveway, tiled floor, ceiling fan/light, air conditioning unit, water tap.

Kitchen/Breakfast Room

10' 9" x 10' 0" (3.27m x 3.05m)

Comprehensive range of units comprising roll top work surface with inset sink with mixer tap, drawers and cupboards under, integral fridge, fitted double oven, inset hob, extractor over, tiled floor, window to rear garden, radiator, eye level cabinets. doors to dining room and inner hall.

Utility room

Roll top work surface with inset sink with mixer tap, spaces for dishwasher, washing machine and freezer, windows to rear and side garden, wall mounted gas boiler.

Shower Room

7' 2" x 5' 6" (2.18m x 1.68m)

White suite comprising enclosed shower unit, close coupled w.c, vanity unit with inset wash basin, cupboards under, obscure window to rear aspect, radiator.

Inner Lobby

5' 8" x 3' 0" (1.73m x 0.91m)

Doors to study, utility, shower room and part glazed door in rear porch to rear garden.

Study/bedroom 5

12' 10" x 9' 1" (3.91m x 2.77m)

Doors to hall and inner lobby, window to conservatory.

First Floor Landing

10' 11" x 8' 6" (3.32m x 2.59m)

Spindle balustrade to stairwell, loft access with ladder, boarded, light connected, recessed airing cupboard housing immersion tank, radiator, doors to:

#### Bedroom 1

15' 6" x 12' 11" (4.72m x 3.93m)

Window to front aspect with distant views to the Estuary, fitted wardrobes and cupboards, dressing table, radiator, fan light, door to en-suite, air conditioning unit.

#### En-suite

12' 11" x 6' 0" (3.93m x 1.83m)

White suite comprising walk in shower, free standing bath, Victorian style w.c, wash basin with mixer tap on vanity unit, tiled floor, downlighters, double opening casement doors to balcony.

#### Balcony

19' 0" x 12' 5" (5.79m x 3.78m)

Enclosed by wrought iron style balustrade, paved to floor.

#### Bedroom 2

19' 0" x 12' 5" (5.79m x 3.78m)

Window to front aspect with distant views to the Estuary, fitted double and single wardrobes, high level window to side aspect.

#### Bedroom 3

11' 0" x 8' 9" (3.35m x 2.66m)

Window to rear aspect, two high level windows to side aspect, radiator.

#### Bedroom 4

10' 10" x 7' 2" (3.30m x 2.18m)

Window to front aspect with distant Estuary views, radiator, fitted storage.

#### Family Bathroom

8' 7" x 5' 6" (2.61m x 1.68m)

White suite comprising panel bath with mixer tap shower attachment, shower screen, close coupled w.c, wash basin with mixer tap on vanity unit, radiator, obscure window to front aspect.

#### Gardens

Both front and rear gardens are landscaped and serviced by an irrigation system.

#### Front garden

Driveway providing parking for several vehicles leading to garage, feature paved and gravelled areas with mature shrubbery, further crazy paved area with further mature trees and shrubbery,

#### Double Garage

17' 2" x 16' 4" (5.23m x 4.97m)

Electric roller door, power and light connected, work bench, two part glazed personal doors to side garden.

#### Rear Garden

77' 6" x 32' 0" (23.60m x 9.75m)

Storage area to rear of garage housing water tank, landscaped garden with crazy paved and block paths, mature flower beds with a vast array of flowers, mature trees and shrubbery, panel fencing to boundaries.

#### Side Garden

35' 0" x 24' 0" (10.66m x 7.31m)

Gate to front aspect, greenhouse, water storage tank, mature trees and shrubs.

Property built in 1966

Council Tax band: F

Water meter fitted

# STREET MAP WEST MERSEA

NOT TO SCALE

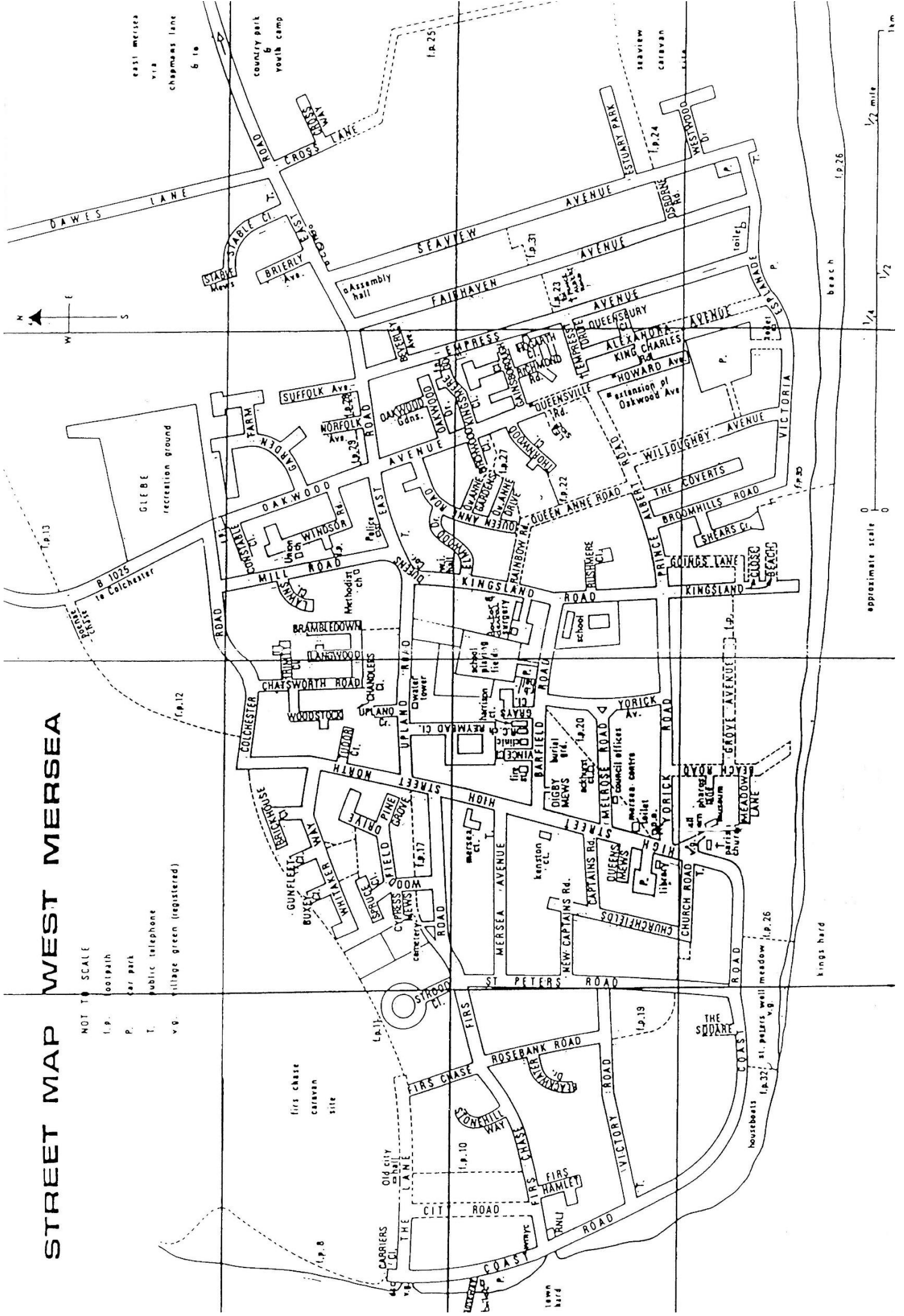
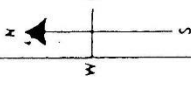
- I.P. footpath
- P. car park
- T. public telephone
- v.g. village green (registered)

firs chase  
caravan  
site

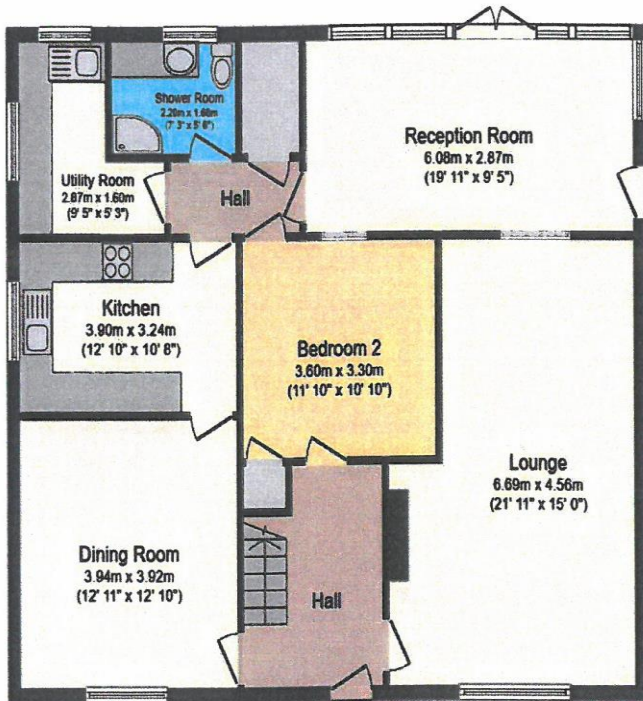
GLEBE  
recreation ground

east mersea  
via  
Chapmans lane  
6 to

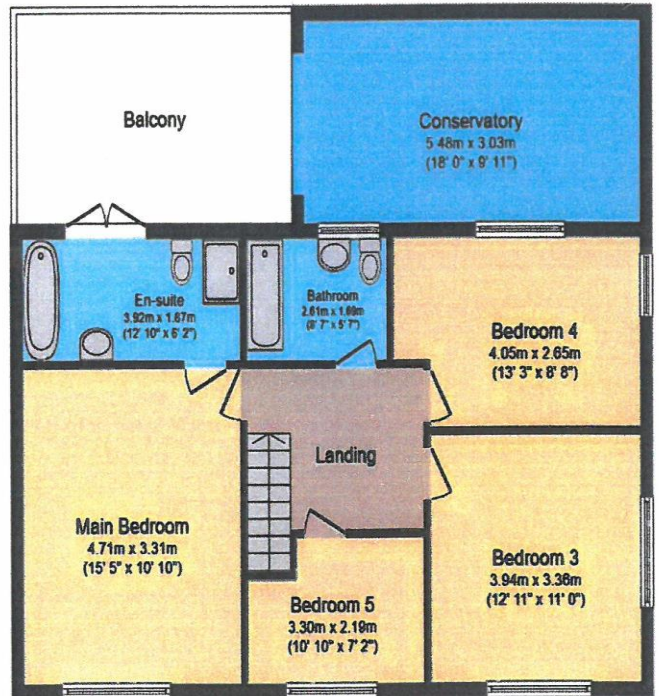
country park  
youth camp



approximate scale 0 0 1/4 1/2 mile 1km



**Ground Floor**



**First Floor**

Total floor area 204.8 m<sup>2</sup> (2,204 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com



