



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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1 Oakwood Gardens

West Mersea

CO5 8PX

£475,000



- Immaculate chalet bungalow
- Prestigious Oakwood Gardens
- Generous corner plot
- Three Bedrooms
- Stunning kitchen diner
- Beautiful sunroom addition
- Luxury refurbished bathroom
- Solar panels installed
- Garage, carport & driveway
- Ready to move into

Game Estates are truly delighted to present this exceptional three-bedroom chalet-style bungalow, beautifully positioned within the highly desirable Oakwood Gardens – a quiet and peaceful cul-de-sac in the heart of West Mersea.

Occupying a generous corner plot, this stunning home has been lovingly improved and meticulously maintained by the current owners, creating a property that is both stylish and completely move-in ready. Offering immaculate presentation throughout, the home combines spacious and versatile accommodation with high-quality finishes, modern comforts and a warm welcoming atmosphere. From the moment you arrive, the property immediately impresses with its extensive driveway providing ample off-road parking, attractive carport and larger-than-average single garage. Further benefits include solar panels, new windows, fitted boiler and beautifully landscaped gardens, all adding to the feeling of quality and care throughout. Internally, the property flows effortlessly, with light-filled rooms, tasteful décor and a luxurious feel in every space. The true heart of the home is undoubtedly the magnificent kitchen diner and sunroom, creating a superb entertaining and family space overlooking the rear garden.

This is a property that genuinely must be viewed internally to fully appreciate the quality, space and lifestyle on offer.

- **Entrance Hallway**

**2.10m x 2.52m (6' 11" x 8' 3")** Stepping into the property, you are welcomed by a bright and inviting hallway which immediately sets the tone for the rest of the home. Stylishly presented and beautifully maintained, the hallway provides access to the principal ground floor accommodation and staircase rising to the first floor.

- **Downstairs WC**

**1.01m x 1.64m (3' 4" x 5' 5")** Conveniently positioned off the hallway, the downstairs cloakroom has been stylishly modernised and comprises a close-coupled WC, vanity wash hand basin, heated towel rail and obscure glazed window to the side aspect.

- **Lounge**

**3.84m x 6.94m (12' 7" x 22' 9")** The lounge is a wonderfully spacious, yet cosy room positioned to the front of the property, with large windows flooding the space with natural light. Featuring attractive solid wood flooring and a charming working log burner, this room offers the perfect place to relax and unwind, particularly on winter evenings with the fire roaring away. The room combines comfort and elegance beautifully, creating a luxurious but welcoming atmosphere.

- **Kitchen Diner**

**5.72m x 3.91m (18' 9" x 12' 10")** Without doubt one of the standout features of the property, the stunning kitchen diner has been thoughtfully designed to create an impressive open-plan entertaining space. Fitted with cream shaker-style units complemented by solid wooden worktops, the kitchen perfectly blends traditional styling with modern convenience. Features include a Butler sink with chrome mixer tap incorporating filtered and boiling water, Bosch multifunction double oven, glass induction hob, integrated dishwasher, integrated fridge / freezer, space for a washing machine and tumble dryer, low-energy inset LED lighting and architectural-style radiators. The property also benefits from a water softener servicing the whole house. The generous dining area flows beautifully through into the sunroom, making this an exceptional social and family space.

- **Sunroom**

**4.20m x 2.64m (13' 9" x 8' 8")** A fabulous addition to the property, the sunroom enjoys glazing to two sides overlooking the rear garden together with vaulted ceilings and skylights that flood the room with natural light. Perfect for morning coffee, relaxing afternoons or entertaining guests, this room creates a seamless connection between the house and garden.

- **Bedroom Three**

**2.50m x 2.91m (8' 2" x 9' 7")** Located on the ground floor, bedroom three is currently utilised as a guest room and home office. Overlooking the rear garden, the room offers flexible accommodation and comfortably accommodates a double bed if required

- **Bedroom One**

**3.89m x 4.07m (12' 9" x 13' 4")** The impressive principal bedroom is a beautifully spacious double room overlooking the rear garden. Featuring built-in double wardrobes and attractive attic-style ceilings, the room enjoys a wonderfully airy and relaxing feel whilst offering excellent proportions and storage.

- **Bedroom Two**

**3.27m x 4.07m (10' 9" x 13' 4")** Bedroom two is another generously sized double bedroom located to the front of the property. Stylishly presented with attractive laminate flooring and characterful sloping ceilings, the room also benefits from extensive storage within the eaves together with access to a large wardrobe area, adding both practicality and charm.

- **Bathroom**

The luxurious bathroom has been completely refurbished to an exceptional standard and offers a real touch of hotel-style luxury. Beautifully finished with tiled flooring and underfloor heating, the suite comprises a large walk-in shower with both rainfall and separate shower attachments, glass shower screen, heated towel rail, concealed cistern WC and contemporary floating vanity unit with chrome mixer tap.

- **Rear Garden**

**40' x ' (12.19m x 0.00m)**

The rear garden has been attractively landscaped and enjoys a high degree of privacy. Mainly laid to lawn with mature borders and established planting, the garden also features a patio seating area perfect for outdoor dining and entertaining. There is convenient access to the garage and carport together with a secondary side entrance to the property. A garden shed positioned behind the garage provides additional practical storage, whilst the pond and established planting help create a peaceful and relaxing outdoor environment.

- **Garage & Parking**

The property benefits from a substantial driveway providing extensive off-road parking together with adequate covered space for a Motorhome/ Caravan, and larger-than-average single garage. The garage itself features an electric roller shutter door, power, lighting and side access into the rear garden, making it ideal not only for parking but also workshop or storage use.

AWAITING EPC & EPC

