



**2 Bedroom Detached Bungalow
located in West Mersea.**

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**JOHN ALEXANDER
ESTATE AGENTS**

The Mews West Mersea Colchester CO5 8GW



**Guide Price
£450,000**

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Discover the charm of coastal living with this beautifully maintained, two double- bedroom detached bungalow, perfectly positioned in the heart of West Mersea. Offering a wonderful blend of comfort, light-filled interiors, and thoughtfully kept gardens, this delightful home provides an ideal retreat just moments from the island's picturesque waterfront and local amenities. Whether you're seeking a peaceful downsize, a stylish holiday base, or a move- in- ready home by the sea, this bungalow captures the very best of Mersea living. The property benefits from having two Reception Rooms, conservatory, En-Suite to Master Bedroom plus additional Ground Floor Shower Room and ample storage space.

FULL DESCRIPTION

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ENTRANCE HALL

Enter through Opaque glass panelled Composite door into Hallway with hardwood flooring, doors leading to Lounge, Bedroom, ground floor shower room, storage cupboard and carpeted stairs to first floor level.

LOUNGE

20' 86" x 11' 60" (8.28m x 4.88m)

Carpeted flooring, two radiators, operating wood burner, open plan entrance to Kitchen, door to Dining Room, double glazed doors to Conservatory.

DINING ROOM

16' 11" x 8' 69" (5.16m x 4.19m)

Laminate flooring, radiator, storage cupboards housing combination boiler, double glazed doors to rear, double glazed stable door to side, double glazed skylight.

KITCHEN

10' 37" x 9' 58" (3.99m x 4.22m)

Tiled flooring, selection of fitted wall & base units, tiled splashbacks, stainless steel sink with mixer tap, integrated electric oven with gas hob and extractor fan, integrated washing machine, plumbing for washing machine, door to large storage/larder, two double glazed velux windows.

CONSERVATORY

12' 47" x 7' 79" (4.85m x 4.14m)

Tiled flooring, wall mounted electric heater, double glazed windows and double glazed doors to rear garden all with shutters attached.

GROUND FLOOR BEDROOM

15' 5" x 12' 5" (4.72m x 3.8m)

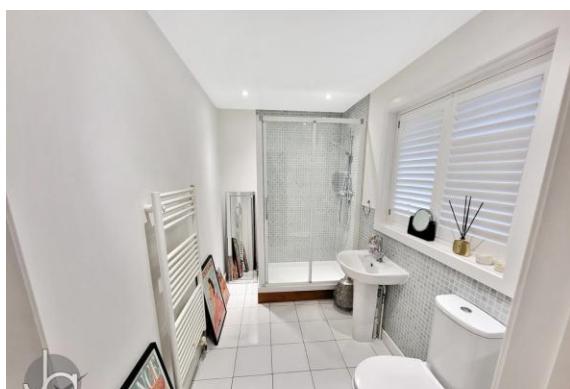
Radiator, built in wardrobes, double glazed bay window with shutters to front aspect.

LANDING

Carpeted with large storage cupboard

SHOWER ROOM

Tiled flooring, part tiled walls, heated towel rail, shower



cubicle, pedestal wash hand basin, low level w,c, double glazed window with shutter to front aspect.

MASTER BEDROOM

13' 29" x 12' 95" (4.7m x 6.07m)

Carpeted flooring, radiator, built in wardrobes, door to en-suite, double glazed window with shutters to side aspect.

EN-SUITE

Laminate flooring, heated towel rail, shower cubicle, wash hand basin with vanity unit, low level w,c, double glazed velux window.

REAR GARDEN

Paved area with main section laid to lawn, raised planting beds to side and rear, wooden shed to remain.

FRONT

Accessed by shared driveway into a private mews for 2 properties, brick paved, access to garage and parking for 2 cars.







The Mews, West Mersea CO5 8GW

FLOORPLAN



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