



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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2 New Captains Road  
West Mersea  
Essex  
CO5 8QP

£510,000



Three bedroom detached Bungalow

Gas central heating & solar panels

Large Garage with Office

Close to Island Centre & anchorage

Conservatory & Lounge

Under floor heating throughout

Modern Kitchen

EPC rating: D

Nestled just a stone's throw from the heart of the island centre and the peaceful anchorage, this beautifully modernised detached bungalow offers a rare opportunity to enjoy contemporary living in a highly sought-after location. With a generous internal footprint of 83.6 square metres, this inviting property perfectly balances comfort, practicality, and style. The spacious lounge provides an ideal setting for relaxation or entertaining guests. For those who love to cook, the kitchen is thoughtfully designed, making it easy to create delicious meals for family and friends. Three well-proportioned bedrooms ensure ample accommodation, all serviced by a modern bathroom, while practical details such as Cat 6 cabling make flexible working from home in the dedicated office a breeze. Throughout the bungalow, underfloor heating delivers cosy warmth, and state-of-the-art solar panels add impressive energy efficiency. Outside, an extensive driveway offers convenient parking, complemented by a large garage with extra height—perfect for storing larger vehicles or additional belongings. The recent modernisation is evident throughout, combining contemporary finishes with enduring quality. Situated close to the island's vibrant centre, you'll benefit from easy access to charming shops, cafes, local amenities, and picturesque coastal walks around the anchorage. This fabulous bungalow truly offers the best of both worlds—an oasis of tranquillity just moments from all the action.

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.

Entrance Hall: 5.85m x 1.75m (19' 2" x 5' 9")

Lounge: 5.45m x 3.33m (17' 11" x 10' 11")

Window to front aspect, double opening casement doors to rear garden. radiator.

Kitchen: 3.62m x 3.62m (11' 11" x 11' 11")

Comprehensive range of units comprising work surface with inset sink with mixer tap, drawers and cupboards under, two fitted Miele ovens, induction hob, extractor, dishwasher, Fridge, freezer, vertical radiator, window to rear aspect, larder cupboard (4'11 x 3'3), stable door to conservatory.

Conservatory: 3.32m x 1.83m (10' 11" x 6' )

Of brick and glazed construction, spaces for fridge/freezer and washing machine, glazed to 3 sides.

Bedroom 1: 3.93m x 3.14m (12' 11" x 10' 4")

Window to rear garden, mirrored 4 door fitted wardrobe, radiator.

Bedroom 2: 3.20m x 2.76m (10' 6" x 9' 1")

Window to front aspect, radiator

Bedroom 3: 3.20m x 2.76m (10' 6" x 9' 1")

Window to front aspect, radiator.

Family Bathroom: 2.23m x 1.70m (7' 4" x 5' 7")

White suite comprising bath with shower over, wash basin with mixer tap, close coupled w.c, obscure window to rear aspect, radiator.

Office: 4.37m x 1.84m (14' 4" x 6' )

Situated at the rear of the garage, doors from garage and rear garden, window to rear aspect, fully insulated.

Garage: 10.20m x 4.45m (33' 6" x 14' 7")

Large with extra height, electric doors, two windows to side aspect.

Driveway: 10.93m x 8.41m (35' 10" x 27' 7")

Block paved and gravel driveway

Rear Garden

Laid to lawn, paved patio areas, timber panel fencing to boundaries

Council tax Band: D

Solar panels

Agents Note:

The property has CAT 6 cabling and under floor heating throughout. The combi gas boiler is situated in the loft.



