



East Road, West Mersea, Colchester, CO5 8EB

welcome to

East Road, West Mersea Colchester

Early viewing is advised of this substantial detached family home situated on the popular island of West Mersea. The town benefits from local amenities such as doctor, dentist, pubs, restaurants, Tesco, CO-OP, Boots and local school, as well as lovely coastal walks and a close-knit community.



Within easy reach of the coast this generous detached family home offers spacious and flexible accommodation perfect for the growing family.

Ground floor accommodation comprises cloakroom, lounge, dining room, kitchen and utility room. The first floor offers master bedroom with en suite, three further bedrooms and a family bathroom.

Externally there is ample off street parking, a double garage and enclosed rear garden.

Entrance Door To:

Entrance Porch

Laminate flooring, double glazed window to side and door leading to:

Entrance Hall

Carpet, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, frosted window to side, radiator.

Lounge

20' 9" max x 10' 9" (6.32m max x 3.28m)

French doors to garden, doors to Dining Room & Hallway, radiator, carpet.

Dining Room

18' 1" x 10' 2" (5.51m x 3.10m)

Laminate flooring, two radiators, doors to Hallway & Lounge.

Kitchen

14' 1" x 8' 3" (4.29m x 2.51m)

Double glazed windows to side and rear, range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, tiled floor, space for appliances.

Utility Room

8' 8" x 6' 3" (2.64m x 1.91m)

First Floor Accommodation

Landing

Storage cupboard, carpet, loft hatch, radiator, doors to:

Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)

Double glazed windows, radiator, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, radiator, double glazed window.

Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed window, radiator, carpet.

Bedroom Three

15' 10" x 9' 1" (4.83m x 2.77m)

Carpet, radiator, double glazed window to front.

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m)

Radiator, double glazed window to rear, carpet.

Bathroom

Panel enclosed bath, low level w.c., wash hand basin, radiator, tiled walls, lino flooring, frosted double glazed window to rear, shaver socket.

Outside

To the front of the property there is a large driveway providing off road parking for several cars and leading to a Double Garage. There are lawned areas to the front with mature shrubs and trees.

The rear garden is mainly laid to lawn with paved sections, mature shrubs, trees and vegetable patch, all enclosed by panel fencing.



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welcome to

East Road, West Mersea Colchester

- Spacious Detached Family Home
- Two Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Cloakroom, En Suite & Bathroom
- Ample Parking & Double Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121086 - 0003

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