



GAME ESTATES

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2 Digby Mews,
West Mersea,
CO5 8QW

£325,000



Detached bungalow
Walking distance to shops, cafés, restaurants and the seafront
Bright dual aspect lounge with feature bay window
Spacious kitchen with dining area
Recently refitted contemporary shower room

Beautiful enclosed rear garden with raised decking
Garage and driveway providing ample off-road parking
Quiet, convenient location
No onward chain

A Hidden Gem in the Heart of West Mersea

Perfectly positioned just a short stroll from the High Street, local amenities and the beautiful coastline, this delightful detached bungalow offers bright, versatile accommodation, a private enclosed garden, garage and generous off-road parking. Whether you're looking to downsize, retire by the sea or simply enjoy the relaxed lifestyle that West Mersea is renowned for, this wonderful home combines comfort, convenience and coastal living in equal measure.

Property size info

Entrance Hall 13' 1" x 2' 10" (3.99m x 0.86m)

A welcoming entrance hall sets the tone for the property, featuring modern grey laminate flooring, a contemporary Dimplex storage heater and access to all principal rooms. A centrally positioned loft hatch provides access to the roof space.

Lounge 9' 8" x 17' 6" (2.95m x 5.33m)

A bright and inviting dual aspect living room enjoying a lovely feature bay window to the front, allowing natural light to flood the room throughout the day. A brick-built fireplace with an electric fire creates an attractive focal point, whilst modern low energy recessed spotlights add a contemporary finish. A comfortable space to relax and unwind.

Kitchen / Breakfast Room 10' 8" x 9' (3.25m x 2.74m)

The generously proportioned kitchen offers an excellent range of white satin finish base and wall units with ample work surfaces. There is space for a washing machine, tumble dryer and fridge freezer, together with an electric oven, extractor hood and composite sink positioned beneath the front facing window. With room for a dining table, this is a practical and sociable space, perfect for everyday living. Kitchen reduces to 2"10' and 4" 8'

Bedroom One 12' 1" x 10' 0" (3.68m x 3.05m)

A spacious double bedroom overlooking the rear garden, providing a peaceful retreat with plenty of room for wardrobes and additional furniture.

Bedroom Two 8' 4" x 13' 3" (2.54m x 4.04m)

Another well-proportioned dual aspect double bedroom enjoying views over the rear garden through patio doors, together with a side window allowing additional natural light. Previously used as an additional reception room, this versatile space could equally serve as a dining room, garden room or generous guest bedroom.

Bathroom 4' 9" x 7' 11" (1.45m x 2.41m)

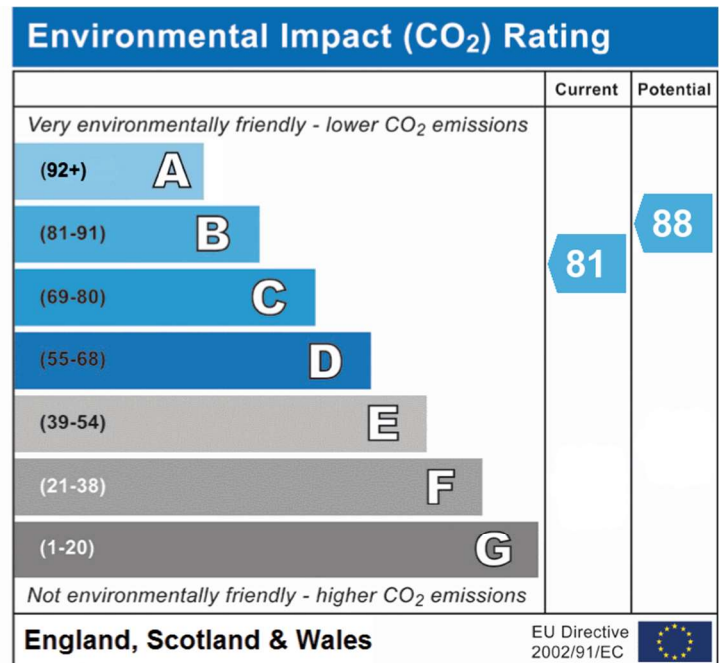
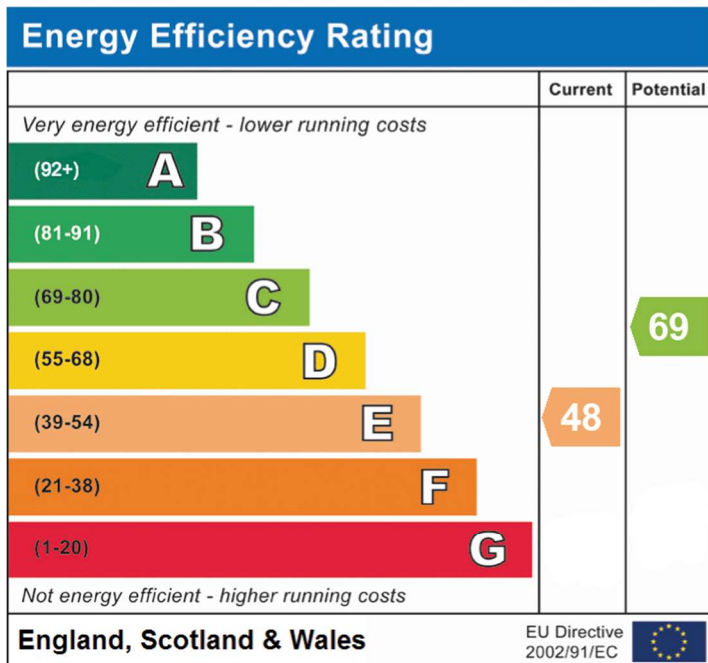
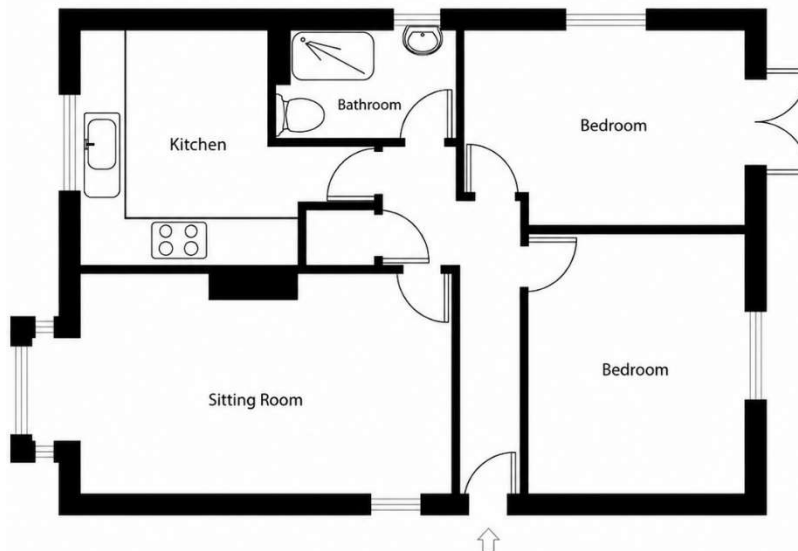
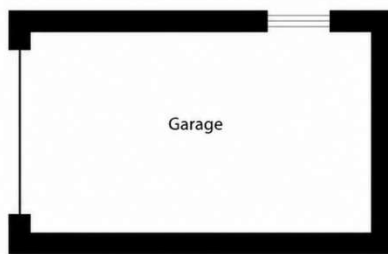
Recently refitted to a high standard, the contemporary shower room features stylish waterproof wall panelling throughout, a large walk in double length shower, vanity wash hand basin with storage beneath, close coupled WC, heated electric towel rail and an obscured side window providing natural ventilation and light.

Rear Garden 33' x ' (10.06m x 0.00m)

The property enjoys a fully enclosed east facing rear garden, offering a wonderful degree of privacy with fenced boundaries. Mainly laid to lawn, the garden also features mature shrubs, a raised decking area ideal for outdoor dining and entertaining, together with plenty of space to enjoy the sunshine throughout the day.

Front Garden

The front garden is enclosed by a low-level brick wall and has been attractively laid to gravel, creating a low maintenance frontage with a neat and welcoming appearance.



Address: West Mersea, CO5

