



GAME ESTATES

PROPERTY SALES & LETTINGS

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42 Mill Road
West Mersea
Essex
CO5 8RL

£465,000



Three Bedroom detached House

Garage

Inglenook Fireplace with log burner

Driveway for Four Cars

94` Landscaped Un-overlooked Garden

Character features with beamed ceilings

Shower room & bathroom

Conservatory & dining room

Game Estates are pleased to offer this delightful Three-bedroom Detached property, with an abundance of character throughout. Fully decorated by the current owners this property is ready to move in, and with so many beautiful features, from its Inglenook fireplace, conservatory, Landscaped Gardens, with summer houses and decorative beams. The traditional, mansard roof, gives all the bedrooms a feel of vaulted ceilings adding even more character to the property. EPC rating: D

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:

Polished laminate flooring, part obscured glazed entrance door, window to front, radiator, stairs to first floor, storage cupboard housing washing machine.

Lounge: 23' 11" x 11' 8" (7.29m x 3.56m)

This Lounge runs the full length of the property and opens onto the conservatory, giving a light a spacious feel to the room. The lounge is full of character, with its exposed brickwork, beams and the star item is the fabulous Inglenook fireplace, with Log burner in the centre of the room, all ready for those cosy winter nights.

Dining Room: 10' 3" x 9' 3" (3.12m x 2.82m)

The dining room leads off from the Kitchen and also leads into the conservatory, making it perfect for all the family to dine. The room benefits from light coming in from three aspects, giving it an open feel, finished off with the beamed ceiling, it makes the complete dining experience.

Kitchen: 14' 6" x 9' 4" (4.42m x 2.84m)

The Kitchen with its shaker style base and wall units and exposed beams gives a country feel to the kitchen. The kitchen opens onto the dining room, making a great entertaining space.

Leaded light windows, radiator, beams, part glazed door to the side, spaces for dining room table, spaces for dishwasher and fridge freezer, inset sink with mixer tap, oven with extractor over, inset hob, wine rack, wood worktops, down lighters, open to dining room.

Conservatory: 11' 5" x 10' 5" (3.48m x 3.17m)

The conservatory ties the whole house nicely together, with access from the Lounge and Dining room. With its door leading to the beautiful gardens, this space is perfect relaxing with a coffee.

First floor landing:

Window to the side, timber balustrade to stairwell, with an ornate round window to front aspect.

Master Bedroom: 13' 3" x 11' 6" (4.04m x 3.51m)

The Mansard roof, and its exposed beams has a vaulted ceiling feel to the room. Fitted triple wardrobe, laminate flooring, radiator.

Bedroom 2: 9' 11" x 9' 2" (3.02m x 2.79m)

The Second bedroom has a special feel to it, with its windows on three aspects and the beamed angled ceiling. Radiator, laminate flooring.

Bedroom 3: 9' 7" x 6' 9" (2.92m x 2.06m)

Window to rear, radiator, fitted triple wardrobe, laminate flooring.

Shower Room: 5' 6" x 7' 6" (1.68m x 2.29m)

Enclosed shower, closed coupled w.c, obscure window to the front, handbasin on vanity unit with mixer tap, wall mounted heated towel rail, laminate floor, down lighters, beams.

Family Bathroom: 5' 6" x 7' 6" (1.68m x 2.29m)

Panel bath, shower over, closed coupled wc, wash basin on chrome pedestal, tiled floor, spot lights, part tiled to walls, window to side.

Driveway:

Coloured patterned concrete with room for Four cars and access to the Single Garage, small tree.

Garage: 17' 11" x 9' (5.46m x 2.74m)

Electric Door and double opening rear doors leading to rear garden, boiler, power connected.

Rear Garden: 94' 8" x 39' 3" (28.85m x 11.96m)

This landscaped, beautifully kept Garden has everything, manicured lawns, mature borders, pond stocked with Koi carp, two summer houses. The curved block paved patio area is a beautiful place to sit in the summer looking down the unoverlooked garden, with a glass of Pimm's.

Council Tax Band: D

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