



## 4 Upland Road, West Mersea, Colchester, Essex. CO5 8DX.

We are truly privileged with the instructions to the market a selection of unique and individually built new build bungalows, situated in a superb position on the very sought after island of Mersea, offering a wealth of amenities including popular beach front restaurants, super markets and an excellent primary school to name a few, along with the stunning beaches and picturesque coastline. Built to an exceptionally high standard these stunning detached bungalows offers a wide variety of high end fittings with underfloor heating and appliances throughout.

- A Small Development Of Detached Bungalows
- Finished To The Highest Of Standards Throughout
- Two Bedrooms With An En-Suite To The Master Bedroom
- Moduleo Flooring With Heating Under Throughout
- Bosch Appliances Throughout
- Offering Solar Panels
- Garage And Off Road Parking
- 10 Year NHBC Warranty





# Property Details.

## Internal Accommodation

### Entrance Hall

With airing cupboard, Moduleo flooring with heating under, loft access and doors to;

### Lounge/Diner



23' 4" x 12' 6" (7.11m x 3.81m) With two sets of UPVC double glazed french doors to rear, underfloor heating, open to;

### Kitchen



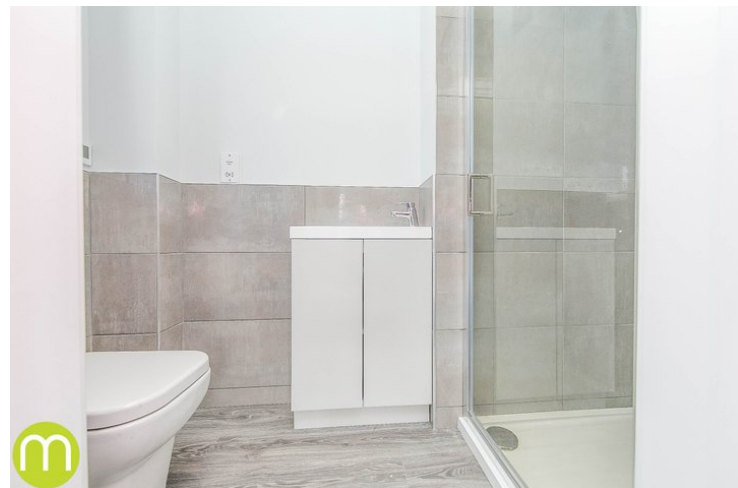
11' 0" x 7' 10" (3.35m x 2.39m) With UPVC glazed door to rear, UPVC double glazed window to side, a range of matching eye level and base units with drawers, stone worktops and upstands over, inset sink and drainer groove, AEG electric oven, induction hob and feature extractor hood, BOSCH dishwasher and fridge/freezer.

## Bedroom One



11' 6" x 8' 8" (3.51m x 2.64m) With UPVC double glazed window to front, underfloor heating, fitted wardrobe.

## En-Suite Shower Room



With obscure UPVC double glazed window to front, shower cubicle, close coupled WC, wash hand basin, part tiled walls, underfloor heating.

# Property Details.

## Bedroom Two



11' 0" x 9' 10" (3.35m x 3.00m) With UPVC double glazed window to front, underfloor heating.

## Family Bathroom



With UPVC obscure double glazed window to front, panelled bath, part tiled, heated towel rail, close coupled WC, wash hand basin, Moduleo flooring with heating under, shaver point, extractor.

## Outside

### Rear Garden



A landscaped turfed rear garden enclosed by panel fencing which forms the boundaries, gated side access.

### Garage And Parking

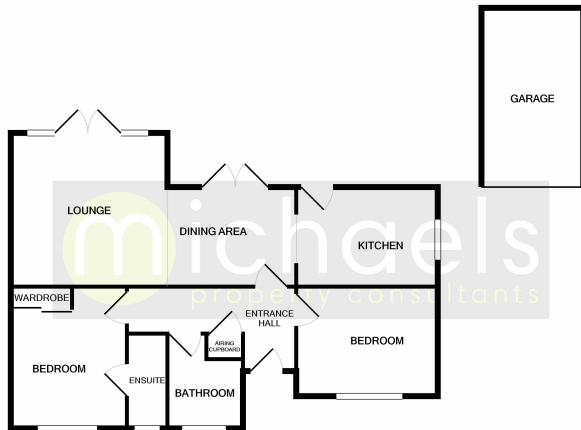
Garage located adjacent to the property with up and over door to front and power and light connected. Driveway in front of the garage providing off road parking.

### Agents Note

Please note all the internal imagery are of number 6 Upland Road.

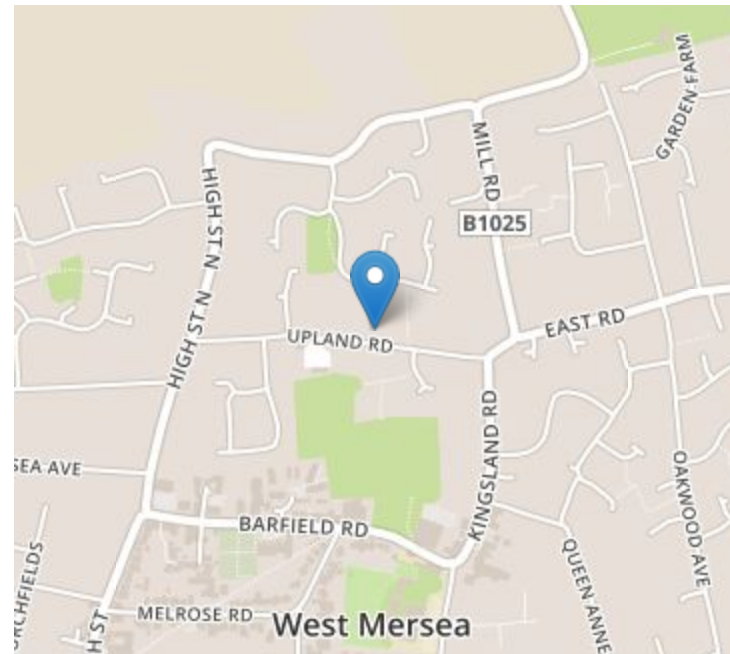
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## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.