



- Simply Stunning Three Bedroom Detached 1920's Residence
- Reception Room With Bay Front Window & Feature Fireplace
- Three Well Proportioned Bedrooms
- Open Plan Kitchen Diner
- Fully Tiled Bathroom With Free Standing Bath Tub
- Basement
- Off Road Parking On A Private Shingled Driveway
- Potential To Extend (STPP)

17, Walnut Cottage Melrose Road, West Mersea, Colchester, Essex. CO5 8JB.

Guide Price £450,000 - £475,000 'Walnut Cottage', an exceptional three bedroom detached residence, dating back to approximately late 1920's and situated on arguably one of West Mersea's most favorable roads. Aesthetically pleasing and charming throughout, this detached family home offers the perfect combination of traditional charm and contemporary finish. Positioned within moment of West Merseas array of excellent amenities , ranging from a High Street bank, Local Tesco Express, bakery and doctors surgery, it has everything within walking distance. Mersea Island offers anyone an idyllic and picturesque 'by the coast' lifestyle, with easy access back in to Colchester's Town Centre if required.



Property Details.

Ground Floor

Entrance

Covered veranda porch with wall mounted outside light, stained glass window and entrance door to front aspect with stained glass panels leading to inner hallway, gate providing side access to garden

Entrance Hallway

Engineered wood flooring, entrance door and window to front aspect, stairs to first floor, further doors to:

Living Room



13' 7" x 10' 5" (4.14m x 3.17m) Bay window to front aspect with bespoke fitted shutters to remain, exposed wooden flooring, feature fireplace with oak bessemer, variety of communication input/output points, radiator

Kitchen-Diner



21' 1" x 18' 0" (6.43m x 5.49m) UPVC french doors to side aspect (leading to rear garden/patio area), rear door to side aspect, UPVC windows to side aspect, range of fitted modern base units with integrated appliances ranging from washing machine, dishwasher, dual range cooker with extractor over (to remain), oak working surfaces over base units with inset ceramic butler sink, space for freestanding fridge/freezer, exposed brick feature wall, inset spotlights, engineered wood flooring, radiator, large built in pantry cupboard, television ariel point

Family Bathroom



12' 8" x 6' 2" (3.86m x 1.88m) Family bathroom suite comprising of freestanding bath with mixer tap and shower hose attachment, vanity wash hand basin with solid wood surround, double walk-in-shower with drench rain head, W.C, wall mounted heated towel rail, wall mounted lights, extractor fan and large airing cupboard

First Floor

First Floor Landing

Built-in large storage cupboard, window to side aspect, stairs to ground floor, further doors to:

Master Bedroom



10' 2" x 10' 0" (3.10m x 3.05m) UPVC window to front aspect with bespoke shutters to remain, built in wardrobe, original feature cast iron fireplace, exposed floorboards, radiator

Property Details.

Bedroom Two



10' 6" x 9' 7" (3.20m x 2.92m) UPVC window to side aspect, built in wardrobe, exposed floorboards, cast iron fireplace & tiled hearth

Bedroom Three



8' 7" x 10' 0" (2.62m x 3.05m) UPVC window to rear aspect, built in wardrobe, exposed floorboards, cast iron feature fireplace, loft access

Basement



10' 3" x 8' 3" (3.12m x 2.51m) Accessible from a secure UPVC door from the garden with concrete steps down to a basement featuring a large working surface and fitted shelf units, space for further freestanding white good, lighting, wall mounted gas boiler

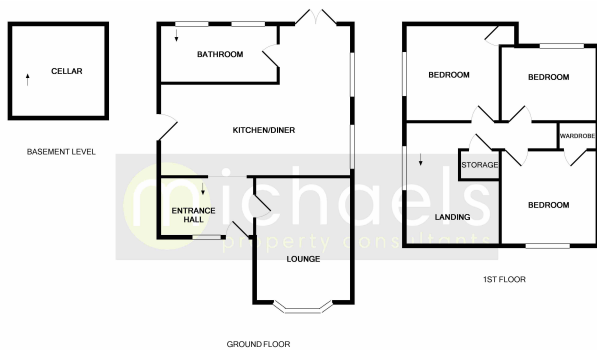
Garden, Parking & Outside



As previously mentioned, this property resides on an exceptional plot and features a garden of a 'wrap-around-design'. The garden is accessible from UPVC french doors from the kitchen-diner and a further door to the rear of the kitchen. The rear kitchen door provides access to a tranquil seating area and a small gated section to the side of the property, ideal for housing small pets securely and additional outdoor storage, for example bicycles etc. The french doors open up out on a sizeable patio area and the remainder of the garden is laid to lawn, measuring an impressive 115FT (approx.). The garden is enclosed by an array of mature shrubs, plants and trees and ensures maximum privacy. There is the benefit of an outdoor shed (to remain) and off road parking for multiple vehicles to the front of the property on a private shingled driveway. Further parking is easily accessible on road for multiple guests.

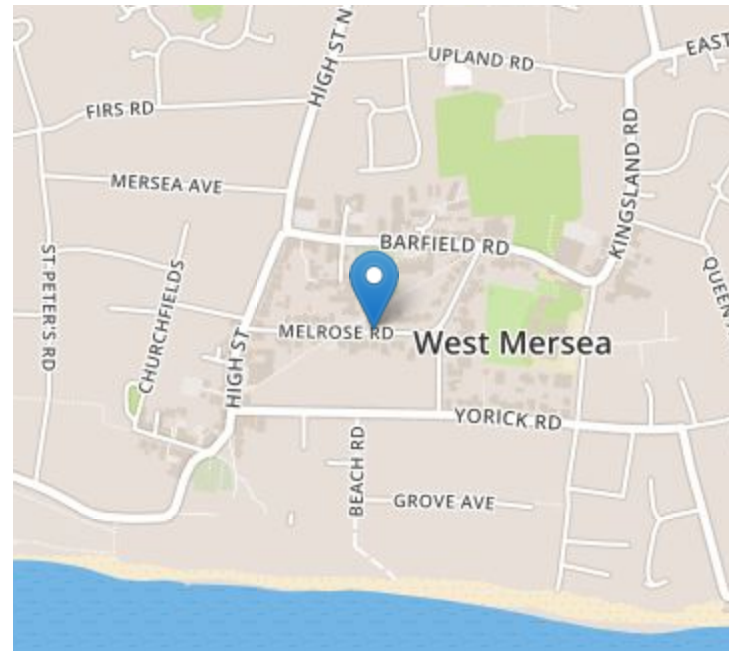
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and dependability of these details cannot be guaranteed as to their reliability or accuracy 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.