



- Sought After West Mersea Location
- Set Within A Private Mews Of Only A Handful Of Select Homes
- A Well-Proportioned Three Bedroom Detached House
- Garage & Off Road Parking
- Focal Open-Plan Kitchen-Diner
- Impressive Reception Room With Feature Bay Window
- Ground Floor Cloakroom & First Floor Family Bathroom
- En Suite To Master Bedroom
- Private & Enclosed Rear Garden

9 Saltings Crescent, West Mersea, Colchester, Essex. CO5 8GG.

** Guide Price £400,000 - £425,000** Michaels Property Consultants are privileged to present to market this wonderful bay fronted three bedroom detached family home, set within an exclusive development in the popular coastal town of West Mersea. Conveniently positioned within a stones throw of its reputable local restaurants, shops and amenities - it provides everything within close proximity. Built a highly regarded local developer Mersea Homes and located within a private mews, it is also within easy reach of both the coastline and



Property Details.

Ground Floor

Entrance Hall

Entrance door (accessed from a storm porch), stairs to first floor, radiator, doors and access to:

Ground Floor Cloakroom

Low level W.C, radiator, vanity wash basin, window to rear aspect, radiator

Kitchen/Dining Area



20' 0" x 17' 2" (6.10m x 5.23m) A full range of base and eye level units, cupboards and work surfaces over, inset spot lighting, space for appliances, inset five ring gas hob with extractor fan over, electric fan assisted oven, fully tiled flooring, floor to ceiling windows with French doors to garden, storage cupboard, radiator

Reception Room



17' 1" x 13' 2" (5.21m x 4.01m) Feature UPVC bay window to front aspect, radiator, media wall unit with inset shelving, communication points

First Floor

First Floor Landing

Access into loft hatch, airing cupboard, stairs to ground floor, access and door leading to:

Master Bedroom



17' 1" x 12' 7" (5.21m x 3.84m) UPVC window to side aspect, & feature bay window to front aspect, radiator, built in wardrobes, radiator, door to:

En-Suite Shower Room



Low level WC, pedestal wash hand basin, W.C, shower cubicle, radiator, window to side aspect, part tiled walls

Property Details.

Bedroom Two



10' 7" x 9' 5" (3.23m x 2.87m) UPVC window to rear aspect, radiator

Bedroom Three



10' 7" x 7' 5" (3.23m x 2.26m) UPVC window to rear aspect, radiator

Bathroom



Low level W.C, panelled bath with shower over, pedestal wash basin, radiator, tiled walls,

Outside, Garden & Garage



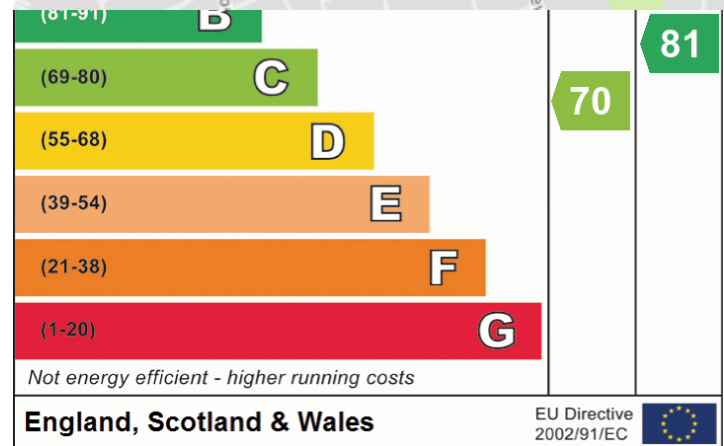
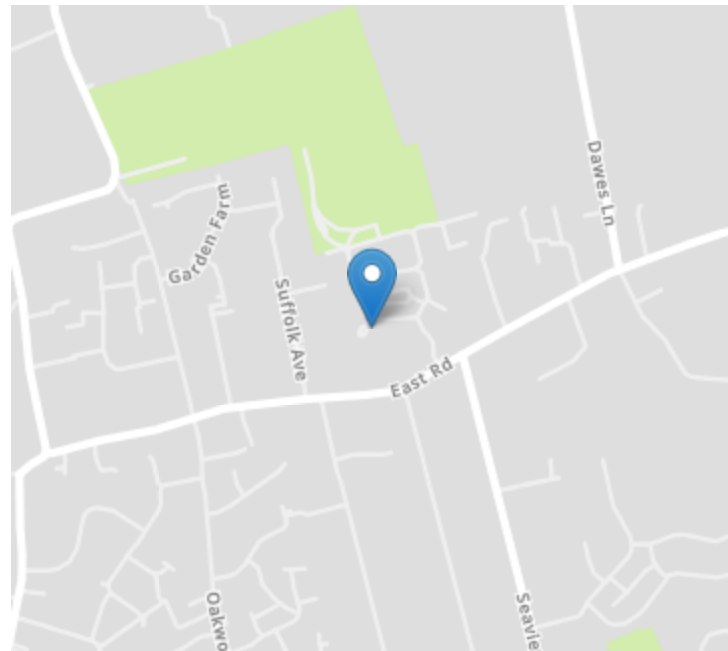
This home boasts a private and enclosed rear garden. The garden commences with an expansive patio, the ideal place for outdoor dining and seating furniture. The remainder is laid to lawn, with boundaries formed by panel fencing. There is a gate providing side access to a private front drive, were off road parking can be found. This home is also complete with the added luxury of a garage.

Property Details.

Floorplans



Location



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.