



- Stunning Three Bedroom Detached Bungalow
- Three Well Proportioned Bedrooms & All Featuring Built In Wardrobes
- Fitted Kitchen With Neff Appliances & Space For Further Freestanding Appliances
- Family Bathroom Suite
- Study
- West Mersea Location, Close To An Array Of Excellent Amenities

6 Blackwater Drive, West Mersea, Colchester, Essex. CO5 8NJ.

Guide Price £425,000 - £450,000 Positioned in a coastal position and within moments of West Merseas array of excellent amenities, is this generously proportioned three bedroom detached bungalow, occupying a favorable plot and within moments of Merseas stunning coast line. Loved and presented to the market in excellent order, this bungalow features a wealth of bedroom space throughout. The property benefits from three bedrooms, all with the added benefit of built in wardrobes. It also boasts a great amount of living space with two reception rooms, one of which features stunning floor to ceiling windows & a vaulted ceiling.



Property Details.

Entrance Hall

UPVC entrance door, radiator x2, loft access above, large storage cupboard & airing cupboard, further doors to:

Cloakroom

W.C, vanity wash hand basin, UPVC window to front aspect

Utility Room

UPVC window to front aspect, door to side aspect, base level units with roll top working surfaces over, inset stainless sink & drainer with taps over, tiled splash backs, plumbing for washing machine, radiator, space for further appliances

Living Room



26' 7" x 13' 9" (8.10m x 4.19m) UPVC window to rear & side aspect, radiator, feature electric fire place, variety of communication input/output

Kitchen



18' 5" x 8' 3" (5.61m x 2.51m) Window to rear aspect, patio doors to family room, a range of fitted base and eye level units with roll top working surfaces over, inset stainless steel sink and drainer, inset double NEFF electric fan assisted oven and grill, space for fridge-freezer, tiled splash back, inset spotlights, radiator

Family Room



14' 1" x 20' 17" (4.29m x 6.53m) Vaulted ceiling with velux window, floor to ceiling UPVC windows to rear aspect, UPVC french doors, tiled floor throughout, radiator

Master Bedroom



9' 9" x 12' 2" (2.97m x 3.71m) UPVC window to rear aspect, built in wardrobes, radiator

Bedroom Two



10' 4" x 10' 9" (3.15m x 3.28m) UPVC to front, radiator, built in wardrobes

Property Details.

Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m) UPVC window to side aspect, built in wardrobes, radiator

Family Bathroom



Family bathroom suite comprising of UPVC frosted window to side aspect, vanity wash hand basin, panel bath with rinser & mixer tap, shower cubicle, fully tiled bathroom suite throughout, chrome heated towel rail

Office



10' 10" x 15' 2" (3.30m x 4.62m) Window to front and side aspect, radiator, variety of communication input/output points

Garden & Outside



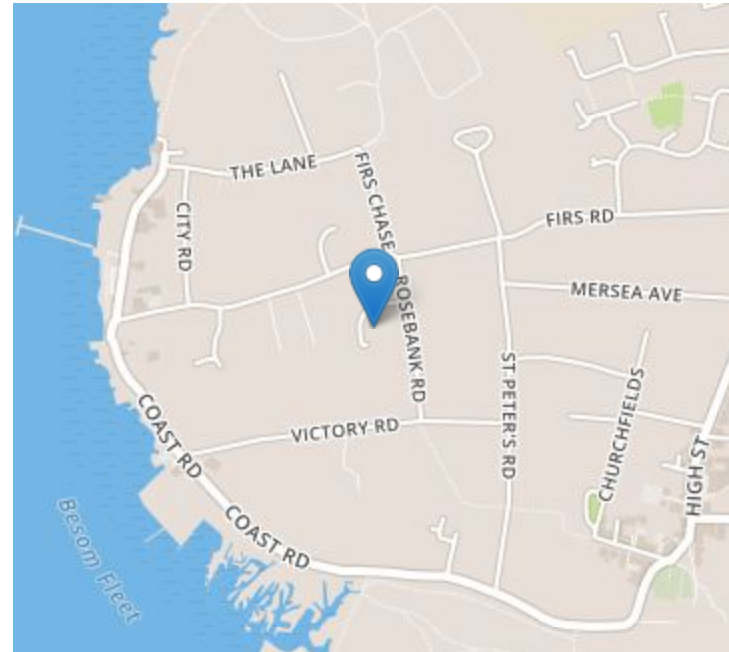
This bungalow occupies a beautiful plot and features a stunning rear garden. The garden is predominantly laid to lawn and features an attractive & sizeable patio area, ideal for outdoor dining furniture. The garden is one of a "wrap-around-design" and features mature hedge borders and is enclosed by panel fencing. There is a gate providing side access. This garden allow for maximum privacy and isn't overlooked.

The property benefits from excellent frontage, with an 'in-and-out' driveway with the added advantages of two dropped curbs. Parking can easily be found on a private driveway for multiple vehicles and there is the benefit of a detached garage with full power and an up and over door. Further parking is easily accessible on road for residents.

Property Details.

Floorplans

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.