

## PROPERTY DETAILS

Part double glazed entrance door to:

### Entrance Hall

Stairs to first floor, radiator.

### Cloakroom

Double glazed window to side ,close coupled wc, wash hand basin, extractor fan. radiator.

### Lounge 16'5 x 12'8

Double glazed square bay window to front, open fireplace with stone surround, two radiators.

### Dining Room 13'7 x 8'4

Double glazed square bay window to front, radiator.

### Family Room 15'11 x 13'7

Double glazed doors with windows to each side ,under stairs storage cupboard, two radiators.

### Kitchen 13' x 7'11

Four double glazed skylights, two double glazed windows to side ,double glazed door and windows to rear, range of modern fitted units, comprising one and a half stainless steel sink, four ring gas hob, extractor over, double oven, tiled surrounds, plumbing for dishwasher, tiled floor.

### Utility Room 8'4 x 6'4

Double glazed door and window to side, plumbing for washing machine, tumble drier space, cupboard housing gas boiler, stainless steel sink, tiled surrounds, tiled floor.

### First Floor Landing:

Loft access, airing cupboard.

### Bedroom One 16' x 12'3

Double glazed square bay window to front, double glazed window to front, range of wardrobes, radiator.

### Ensuite

Double glazed window to front, shower cubicle, close coupled wc, pedestal wash hand basin, inset ceiling lighting, heated towel rail, tiled surrounds.

### Bedroom Two 12'8 x 10'5

Double glazed to rear. double wardrobe, radiator.

### Bedroom Three 12'11 x 9

Double glazed window to rear, radiator.

### Bedroom Four 9'7 x 6'7

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to side, panelled bath, close coupled wc, pedestal hand basin, heated towel rail, tiled surrounds, inset ceiling lighting.

### Outside

Access to both sides, with double gates leading to garage with up and over door.

### Garden 40'

Laid to lawn, selection of shrubs, patio, outside light, outside tap.



The photographs are for guidance purposes only, any contents, fixtures and fittings shown are not included unless otherwise stated. Whilst we take every care with the accuracy of the measurements, they should be considered approximate. We have not tested any of the services or appliances. Prospective buyers should independently verify matters referred to in these particulars, and they do not constitute representations of fact or form part of any contract. We do not have any authority to make any representation, claim or warranty in relation to this property.





# Dale Stephens Associates

41a High Street, West Mersea, Essex, CO5 8QA

[www.dalestephens.co.uk](http://www.dalestephens.co.uk)

[Info@dalestephens.co.uk](mailto:Info@dalestephens.co.uk)

01206 383175

**2 BARROW MEWS WEST MERSEA**

**£350,000**



**4 BEDROOMS**

**DINING ROOM**

**KITCHEN**

**LOUNGE**

**FAMILY ROOM**

**UTILITY ROOM**

**KITCHEN**

**EN SUITE**

**CLOAKROOM**

**GAS HEATING**

**A well presented four bedroom detached property in cul de sac location.**

