



Dale Stephens Associates

6 Barfield Road, West Mersea, Essex, CO5 8QT

01206 383175

www.dalestephens.co.uk

Info@dalestephens.co.uk

14 BRIERLEY AVENUE, WEST MERSEA

£330,000



FOUR BEDROOMS

FAMILY ROOM

BREAKFAST ROOM

LOUNGE

SHOWER ROOM

BATHROOM

KITCHEN

UTILITY ROOM

GARAGE

DOUBLE GLAZED

**A spacious four bedroom detached property
in a cul de sac location.**



PROPERTY DETAILS

Entrance door to:

Entrance Lobby

Double glazed window to side. Tiled floor.

Family Room 13'7 x 10'4 (into stair recess)

Double glazed window to front. Stairs to first floor. Laminate flooring. Radiator.

Breakfast Room 13' x 7'1

Tiled floor. Inset ceiling lighting.

Kitchen 14'9 x 8'11

Double glazed window to rear. Range of modern units. 1½ sink. Gas hob with canopy extractor over. Electric oven. Integrated dishwasher. Integrated fridge. Inset ceiling lighting. Tiled floor. Tiled surrounds. Radiator.

Utility Room

Double glazed door to rear. Range of units. Airing cupboard. Tiled floor. Radiator.

Downstairs Shower Room

Double glazed window to side. Shower cubicle. Close coupled w/c. Wash hand basin. Inset ceiling lighting. Tiled floor. Radiator.

Lounge 17'11 x 11'11

Double glazed window to front. Gas coal effect fire. Marble surround. Radiator. Double doors to:

Dining Room 13'3 x 8'11

Double glazed doors to garden. Radiator.

Landing

Loft access.

Bedroom One 16'3 x 10'8

Double glazed window to rear. Range of wardrobes. Radiator.

Bedroom Two 10'9 x 10'7

Double glazed window to front. Range of wardrobes. Laminate flooring. Radiator.

Bedroom Three 12'8 x 8'3

Double glazed window to rear. Radiator.

Bedroom Four 10'3 x 9'5

Double glazed window to front. Single wardrobe. Laminate flooring. Radiator.

Bathroom

Double glazed window to side. Panelled bath. Wash hand basin with cupboard under. Tiled walls. Low flushing w/c. Inset ceiling lighting. Tiled floor.

Outside

Shingle driveway with off road parking leading to:

Garage

Up and over door. Outside light. Side access to:

Rear Garden

Laid to lawn. Patio. 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.