



# Dale Stephens Associates

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**31 UPLAND ROAD, WEST MERSEA**

**£255,000**



**4 BEDROOMS**

**19'3 LOUNGE**

**DINING ROOM**

**KITCHEN**

**FAMILY BATHROOM**

**EN SUITE**

**GAS HEATING**

**MOSTLY DOUBLE GLAZED**

**OFF ROAD PARKING**

**GARAGE**

**A four bedroom detached property with two reception rooms within easy reach of the village centre.**



## **PROPERTY DETAILS**

Part stained glass entrance door to:

### **Entrance Hall**

Radiator.

### **Lounge 19'3 x 11'3**

Double glazed window to front. Dado rail. Radiator.

### **Kitchen 15'7 (narrowing to 10'1) x 11'6**

Double glazed window to front. Two double glazed windows to rear. Double glazed door to rear. Range of fitted units. 1½ sink. Gas hob with canopy extractor over. Electric oven. Integrated fridge. Integrated dishwasher. Plumbing for washing machine. Gas boiler. Laminate flooring. Breakfast bar. Tiled surrounds.

### **Dining Room 12'1 x 10'6**

Window to rear. Laminate flooring. Radiator.

### **Landing**

Loft access. Airing cupboard.

### **Bedroom One 14' x 11'3**

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

### **En Suite**

Double glazed window to front. Shower cubicle with power shower. Close coupled w/c. Heated towel rail. Pedestal wash hand basin. Tiled walls. Laminate flooring.

### **Bedroom Two 12' x 8'**

Double glazed window to rear. Radiator.

### **Bedroom Three 10'7 x 7'10**

Window to rear. Laminate flooring. Radiator.

### **Bedroom Four 8'3 x 7'8**

Double glazed window to side. Radiator.

### **Bathroom**

Double glazed window to side. Corner bath. Close coupled w/c Pedestal wash hand basin. Heated towel rail. Laminate flooring.

### **Outside**

Off road parking leading to:

### **Detached Garage**

Up and over door.

Access via both sides to:

### **Rear Garden**

Laid to lawn. Outside tap. Decking area.



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.