



# Dale Stephens Associates

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**11 WOODFIELD DRIVE, WEST MERSEA**

**£289,995**



**4 BEDROOMS**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**BATHROOM**

**TWO CLOAKROOMS**

**DOUBLE GLAZED**

**GAS HEATING**

**CONSERVATORY**

**TWO GARAGES**

**A spacious four bedroom detached property with double glazing and gas heating**



## PROPERTY DETAILS

Double glazed entrance door to:

### Entrance Hall

Double glazed window to front. Stairs to first floor. Part laminate flooring.

### Cloakroom

Double glazed window to side. Close coupled w/c. Wash hand basin. Laminate flooring. Radiator.

### Lounge 21'7 x 11'6

Double glazed window to front. Double glazed patio door to conservatory. Laminate flooring. Two radiators.

Archway to:

### Dining Room 14'1 x 8'11

Double glazed door to garden. Laminate flooring. Radiator.

### Cloakroom

Close coupled w/c. Wash hand basin. Laminate flooring. Radiator. Potential for shower to be fitted.

### Kitchen 12' x 7'10

Double glazed window to front. Range of fitted units. Stainless steel sink. Gas hob. Electric oven under. Canopy extractor over. Plumbing for dishwasher. Door to garage.

### Conservatory 11'6 x 11'

Double glazed with tiled floor. Doors to garden.

### Landing

Loft access. Airing cupboard.

### Bedroom One 11'7 x 12'2

Double glazed window to front. Double wardrobe. Radiator.

### Bedroom Two 10'10 x 10'3

Double glazed window to front. Radiator.

### Bedroom Three 9' x 8'6

Double glazed window to rear. Radiator.

### Bedroom Four 9' x 8'6

Double glazed window to rear. Double wardrobe. Radiator.

### Bathroom

Double glazed window to rear. Panelled bath with shower over. Close coupled w/c. Pedestal wash hand basin. Heated towel rail. Tiled surrounds.

### Outside

Two single garages with up and over doors. The garage on the right hand side has a door to kitchen and garden. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. The rear garden is laid to lawn with patio and block paved area. Wooden workshop (14' x 7'10) is at the rear of the garden with power and light.



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.