



GAME ESTATES

PROPERTY SALES & LETTINGS

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78 Oakwood Avenue
West Mersea
Essex
CO5 8AX

£675,000



Five Bedroom detached family home

Double garage & driveway

Located on an Avenue close to the beach

Study & Conservatory

Built in approx. 1989

Kitchen/breakfast Room

Gas Fired Central Heating

Chain free

Game Estates are excited to bring to market this impressive five-bedroom detached property, a home that exudes charm and style from the moment you arrive. Offering huge kerb appeal, this residence is sure to be a source of pride as you enter the spacious driveway, and it's just a short walk to the beautiful West Mersea coastline. As you step inside, you'll find the heart of the home is the beautifully designed country-style kitchen. Adorned with stylish beams, this kitchen extends to include a dining area, making it a perfect setting for family meals. The central island is both functional and elegant, ensuring that every meal preparation is a delight. This space is not just a kitchen but a place where family and friends can gather, creating a warm and welcoming atmosphere. This five-bedroom detached property is not just a house; it's a home where you can create lasting memories. Its prime location near the West Mersea coastline offers the best of coastal living, combined with the charm and functionality of a well-designed family home.

Hall

19' 9" x 3' 8" (6.02m x 1.12m)

Stairs to first floor, radiator, wooden flooring, from hallway there is a clocks cupboard (4'9 x 2'8) leading to the garage door.

Cloakroom

6' 0" x 2' 7" (1.83m x 0.79m)

Enclosed WC, wall mounted wash basin, Obscure window to the front, fully tiled and wooden flooring

Lounge

19' 6" x 12' 8" (5.94m x 3.86m)

Open brick fireplace with gas fire, double casement doors to conservatory, double casement doors to kitchen, window to the side, 2 x radiators

Kitchen-diner

19' 7" x 13' 10" (5.97m x 4.22m)

Island, window to the rear and side, fitted oven, space for dishwasher, integral fridge, radiator, spotlights, inset stainless steel sink with mixer tap, door to the conservatory, lounge and utility room.

Utility Room

8' 0" x 6' 0" (2.44m x 1.83m)

Washing machine, part obscure glazed door to rear, inset stainless steel sink with mixer tap, radiator, space for fridge / freezer

Study

15' 2" x 7' 11" (4.62m x 2.41m)

Window to the front, window to the side, radiator.

Conservatory

15' 2" x 7' 11" (4.62m x 2.41m)

Double casement door to the rear, brick and glazed, radiator, laminate flooring,

Landing

17' 0" x 6' 5" (5.18m x 1.96m)

Spindle balustrade, immersion cupboard, radiator, loft access with ladder.

Bedroom 1

13' 6" x 10' 1" (4.11m x 3.07m)

Window to the rear, radiator

En-suite

7' 11" x 3' 11" (2.41m x 1.19m)

Enclosed shower, closed coupled WC, wash basin on vanity unit, obscure window to the side, wall mounted heated towel rail, fully tiled.

Dressing room/bedroom 5

10' 1" x 5' 6" (3.07m x 1.68m)

Window to the rear, 2 x fitted wardrobes

Bedroom 2

13' 3" x 11' 1" (4.04m x 3.38m)

Window to the rear, radiator

Bedroom 3

Window to the front, radiator

Bedroom 4

14' 2" x 8' 0" (4.32m x 2.44m)

Window to the front, radiator

Bathroom

9' 11" x 6' 4" (3.02m x 1.93m)

Corner bath closed coupled WC, pastel suite, wash basin on vanity unit, obscure window to the rear, radiator, fully tiled.

Front garden

42' 10" x 24' 5" (13.06m x 7.44m)

Block paving drive, picket fence, mature trees and shrubs.

Double Garage

18' 5" x 17' 5" (5.61m x 5.31m)

Two double doors one up and over, one electric door, window to the side

Rear Garden

43' 5" x 22' 10" (13.23m x 6.96m)

Block paved patio, laid to lawn, timber fence to boundary, water tap, gate to the front.

Shed

Council Tax band: F

Energy performance certificate (EPC)

78 Oakwood Avenue
West Mersea
COLCHESTER
CO5 8AX

Energy rating

D

Valid until: 3 July 2032

Certificate number: 3612-0623-6090-0824-4202

Property type Detached house

Total floor area 158 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

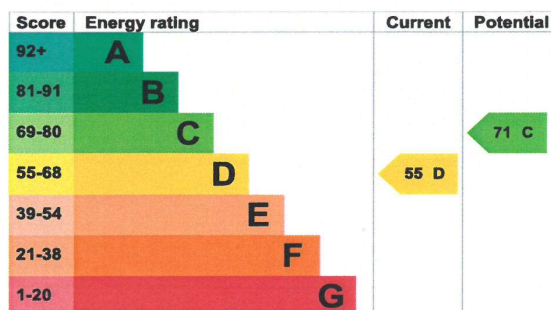
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.
Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.
All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

