

oakheart



£450,000

Guide Price
Brickhouse Close, West Mersea

Guide Price of £450,000 - £475,000

Positioned in a quiet cul de sac we are excited to present to the market this superb four bedroom family home, enjoying numerous recent refurbishments including new double glazed windows and doors, newly installed Family Bathroom, En-suite and ground floor cloakroom and newly laid floorings throughout.

The ground floor is accessed via the glazed entrance porch with

tiled floor which leads to the entrance hall with staggered staircase leading to the first floor and ground floor cloakroom. The modern fitted kitchen has dual aspect windows, Larder cupboard, multiple additional cupboards and drawers and integrated Neff oven and hob. The spacious 22'6" x 17'1" lounge-diner benefits from dual aspect windows and patio door to rear gardens. On the first floor the L shaped landing leads to the Principle bedroom with dual aspect windows, integrated double wardrobe and recently installed En suite with double shower unit

and contemporary style square sink. The second bedroom 11'2" x 10'5", third bedroom 11'4" x 11' with window overlooking the garden, one additional bedroom and the newly installed family bathroom with roll top bath and contemporary style square sink.

The enclosed rear gardens benefit from an extensive patio area with dwarf wall bordering the lawn and there is side gated access the front garden with driveway to garage and feature stoned section.

For an Internal Inspection Please call Oakheart Mersea

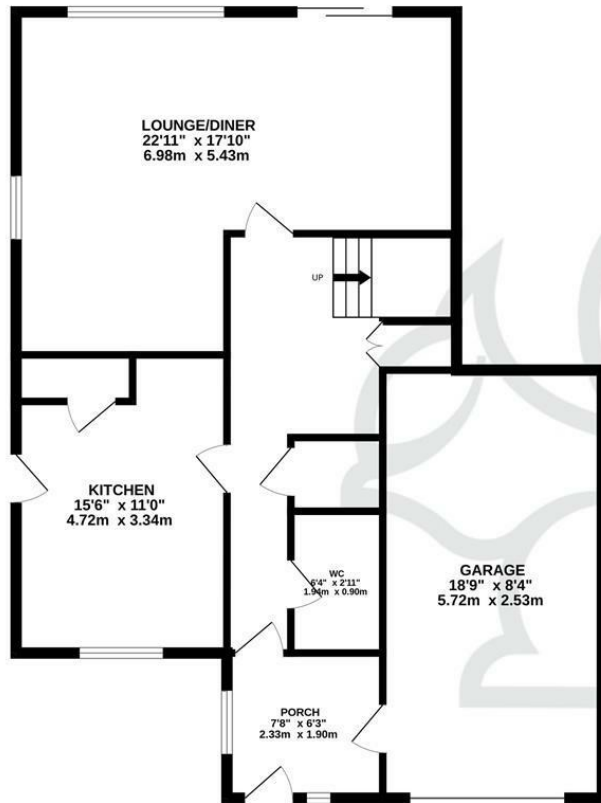




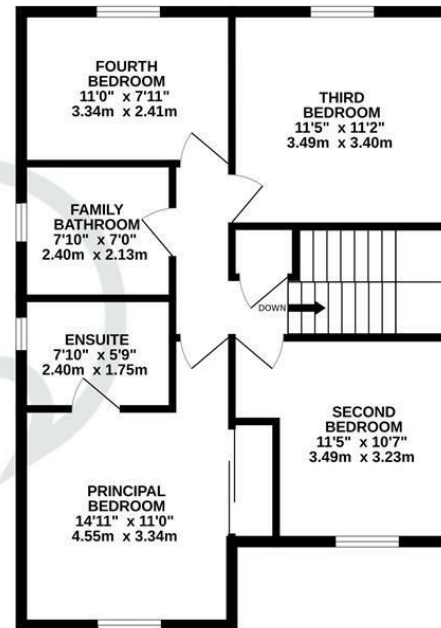




GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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