

oakheart



£290,000

Offers In Excess Of
Suffolk Avenue, West Mersea

Oakheart Mersea are delighted to present to the market this inviting three-bedroom detached bungalow situated within a charming small cul-de-sac. This well-presented home offers a delightful living experience, ideal for those seeking comfort and a short walk to the beach.

As you approach the property, you're greeted by a well-manicured garden and a welcoming facade that exudes a sense of warmth and character. The bungalow boasts a thoughtful layout, ensuring a seamless flow between its spacious rooms.

Upon entering, you'll find an entrance hall leading to a lounge that is perfect for both relaxation and entertainment,

and benefitting from dual aspect windows and patio doors to gardens. The kitchen, featuring modern amenities and ample storage, is a chef's delight.

The three bedrooms are generously sized, offering comfort and versatility for various needs, whether it's creating a home office or a cozy haven. One of the highlight's of this property is its spacious bathroom, designed to provide a tranquil retreat with modern fixtures and plenty of room for relaxation.

Additionally, the property benefits from being in close proximity to the beach, allowing residents to enjoy the serene coastal atmosphere and indulge in beachside activities. This location offers the perfect blend of a peaceful cul-de-sac setting and easy access to the natural beauty of the nearby beach.

Externally the property benefit's from enclosed rear garden and garage and driveway to the front.

Overall, the property is a wonderful choice for those seeking a well-maintained, detached bungalow in a sought-after location that embodies both comfort and coastal living.

For an internal inspection please call Oakheart Mersea.

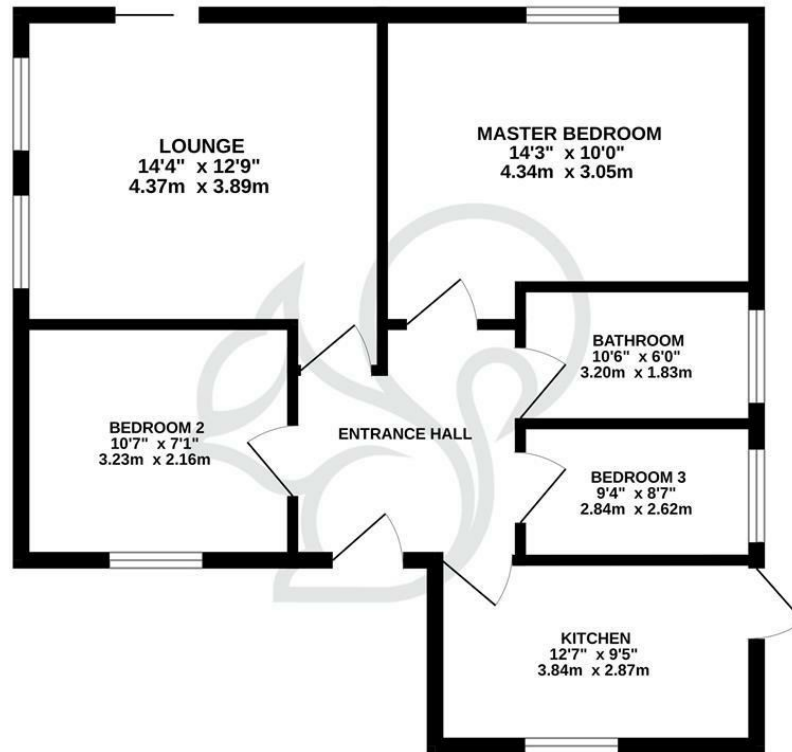








GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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		82
(69-80) C	69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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