

oakheart

£800,000

Guide Price

Blackwater Drive, West Mersea

Guide Price £800,000 - £850,000

We are delighted to introduce this superb property – where luxury living meets coastal charm. This stunning property boasts four spacious double bedrooms, each accompanied by its own elegant ensuite bathroom, ensuring both comfort and convenience for the entire family. The heart of this home is undeniably the state-of-the-art kitchen family room – a true hub where culinary delights meet family gatherings. The modern kitchen is equipped with top-of-the-line appliances and sleek finishes, creating a perfect space for both cooking enthusiasts and those who appreciate culinary artistry. The open-plan design seamlessly connects the kitchen family room to the dining room, fostering a warm and inviting atmosphere for shared moments and

relaxation.

Experience the beauty of indoor-outdoor living with the impressive bi-fold doors that open onto the private garden, allowing natural light to flood the space and creating a seamless transition between the interior and exterior. The lounge and dining room, thoughtfully designed for comfort and style, provide the ideal settings for both formal entertaining and casual relaxation.

Beyond the elegant interiors, this residence is nestled in a quiet cul-de-sac, ensuring a peaceful and private living experience. The anchorage location adds a touch of nautical charm, making it a haven for those who appreciate a maritime lifestyle.

The property's fantastic presentation is a testament to meticulous attention to detail and a commitment to quality. From the moment you step through the front door, you'll be captivated by the modern design elements and the impeccable maintenance of every aspect of this home.

In summary, this property is not just a house; it's a lifestyle. A perfect blend of contemporary luxury, coastal allure, and practical design make this property a rare find in West Mersea. Don't miss the opportunity to make this house your home.

For an internal inspection call Oakheart Mersea Island.

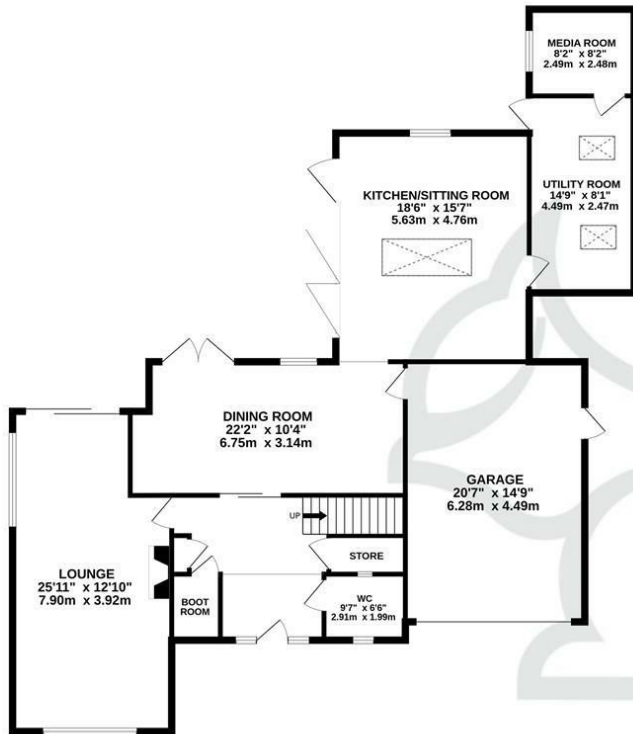




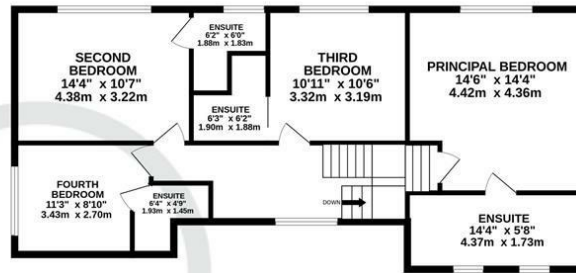




GROUND FLOOR  
1542 sq.ft. (143.3 sq.m.) approx.



1ST FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2424 sq.ft. (225.2 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:  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	72
<b>England &amp; Wales</b>	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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