

oakheart

£600,000

Price Guide  
Brickhouse Close, West Mersea



Guide Price £600,000 - £625,000

Positioned in a quiet cul-de-sac and offering panoramic views over fields to the estuary and the parishes beyond Oakheart Mersea are delighted to present this spacious (2000 square feet) four double bedroom detached family home. Located within ten minutes walk of both the village center and the anchorage.

On the ground floor you are presented with the entrance hall 13'3" x 6'9" , with door to the modern kitchen with multiple high gloss cupboards and drawers, solid Oak worksurfaces and a range of integrated appliances, this is open plan to the dining area and then to the lounge with integrated wood burner and door to the large (25'2" x 19' )max

viewing conservatory with central heating and tiled floor from which amazing sunsets can be observed.

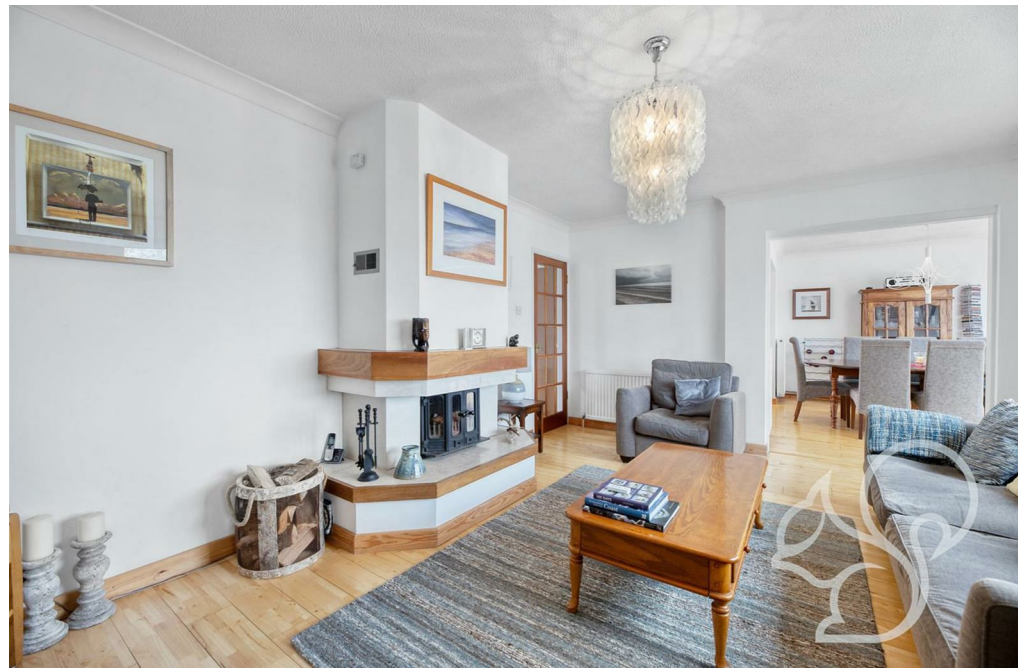
Other ground floor rooms include a study with integral door to garage and a cloakroom. On the first floor the landing has an oversized window to front aspect , the principal bedroom benefits from a patio door leading to a balcony offering panoramic views over rural fields across the estuary to the surrounding parishes, an en-suite with double shower cubicle and smart shower .In addition there are three other double bedrooms with the second and third bedrooms both enjoying superb views and integrated wardrobes and finally the family bathroom comprises of a three piece bathroom suite with roll-top bath and fully tiled walls

Externally to the front the block paved driveway offers parking for multiple cars/boats, integrated garage and open porch with step up to the front door and side gated access to storage area. The rear gardens (again) offer the panoramic views of estuary and countryside over a low hedge to rear border, the raised decked area's offer a great space for entertaining and the lawn is enclosed.

Please call Oakheart of Mersea to arrange an internal inspection - 01206 382191



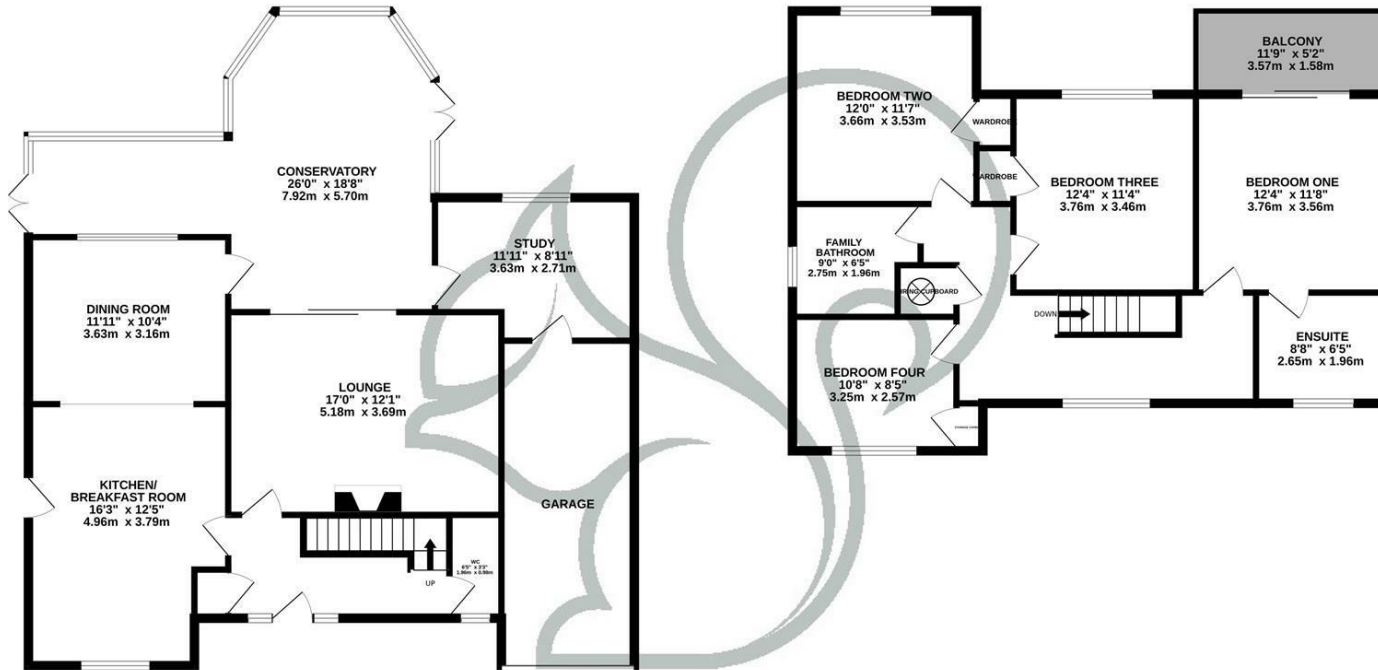






GROUND FLOOR  
1218 sq.ft. (113.2 sq.m.) approx.

1ST FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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:

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Oakheart Mersea  
01206 382191  
mersea@oakheartproperty.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**