

oakheart



£475,000

Guide Price
East Road, West Mersea

Guide Price £475,000 - £500,000.

Welcome to this captivating residence nestled on a generous plot. This charming semi-detached property boasts a perfect fusion of timeless Victorian elegance and modern comfort, creating a harmonious blend of classic and contemporary living.

As you approach, the allure of this home is immediately apparent, with an extensive paved driveway leading to a double garage, offering ample parking space for both residents and guests. The exterior exudes charm and sets the stage for the character within.

Step inside, and you'll discover a thoughtfully designed interior that seamlessly marries the past with the present. This spacious residence features three generously sized double bedrooms, providing comfortable and private retreats for the occupants. The two well-appointed bathrooms add a touch of luxury, ensuring convenience and style.

Entertaining is a delight in the two reception rooms, each exuding a warm and inviting atmosphere. Some original features have been lovingly retained, adding a sense of history and character to the home. Imagine gatherings around the fireplace or enjoying the natural light streaming through the carefully preserved windows.

The heart of the home lies in the expansive kitchen breakfast room, measuring an impressive 24' x 9'. This space is a chef's dream, offering a perfect blend of functionality and aesthetics. It is a place where family and friends can gather and create lasting memories.

Convenience is key with a utility room catering to the practical aspects of daily life. The double garage provides not only secure parking but also additional storage space for your convenience.

One of the standout features of this property is the inclusion of a bar and an enclosed swimming pool, providing opportunities for relaxation and recreation within the comfort of your own home. Experience the charm of a bygone era

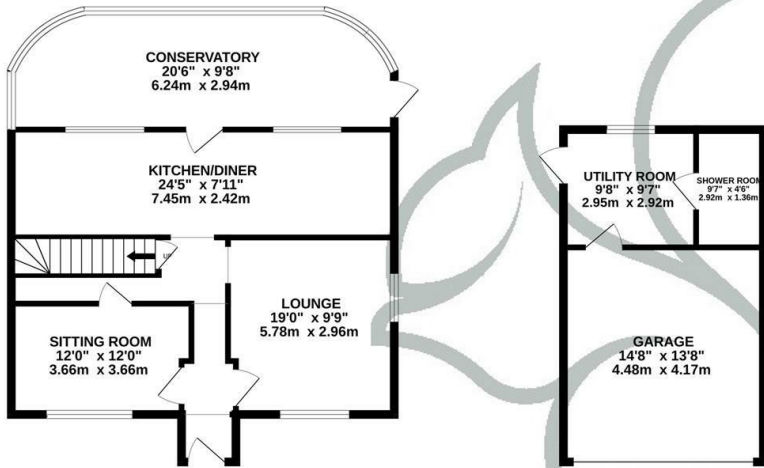




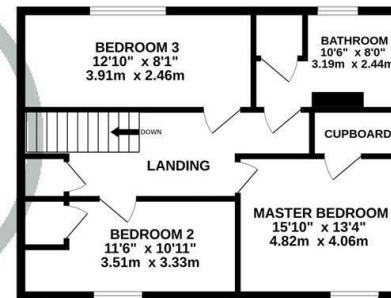




GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(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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