

oakheart



£850,000

Guide Price  
Fairhaven Avenue, West Mersea

Guide Price £850,000 - £900,000

Situated on the sought after avenue, this exquisite four-bedroom detached house has undergone a tasteful and meticulous renovation, showcasing contemporary design and high-end features and has been thoughtfully transformed into a modern and elegant abode. Situated just a short leisurely stroll from the serene beach, this residence offers the perfect blend of luxury and coastal living.

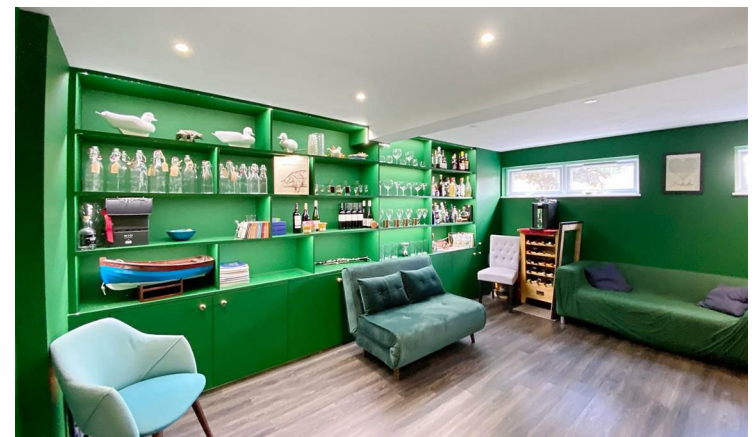
Upon entering, you'll immediately appreciate the meticulous attention to detail and modern aesthetics. The focal point of the home is the high-specification kitchen family room (30' x 20') offering a family room with log

burner and kitchen area with granite work surfaces surrounding with Siemens induction hob, range of Siemens cookers/steamer/grill, Siemens dishwasher, integrated fridge/freezer, porcelain tiled flooring throughout and breakfast bar. Electric blinds in the bi-fold doors provide privacy, allowing you to control natural light and ambiance effortlessly. A separate TV room and a study lead off the family room. A further downstairs room, currently used as a gym/music room, allows potential for an annex if desired, with a shower room nearby.

The principal bedroom suite, designed for the utmost comfort and elegance offers a Juliet balcony to the rear aspect, a raised area with an oval bath, a tiled floor and an open-plan design seamlessly connecting the bedroom, ensuite shower room, and a spacious dressing room. The ensuite shower room is

a sanctuary of relaxation, boasting a refined ambiance with sleek fixtures, premium finishes, and state-of-the-art amenities.

Stepping outside, the residence features an expansive decking area that invites outdoor entertainment and relaxation. This beautifully designed space offers room for al fresco dining, lounging and socializing with friends and family. The highlight of this outdoor oasis is the inviting hot tub offering the perfect spot to unwind while enjoying the coastal atmosphere.





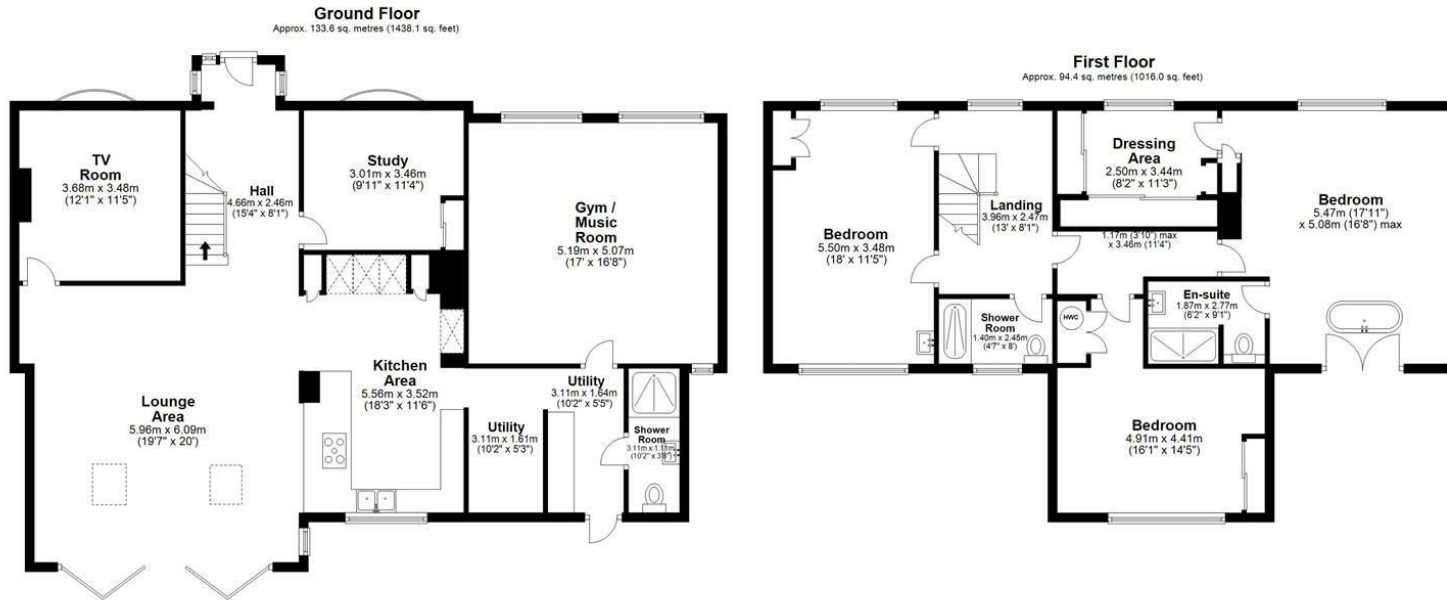




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



Total area: approx. 228.0 sq. metres (2454.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

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>		74	80
(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			
<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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