

oakheart



£450,000

Guide Price

Elmwood Drive, West Mersea

Guide Price - £450,000 - £475,000.

Nestled within the serene ambiance of Elmwood Drive, West Mersea, this charming three-bedroom detached bungalow presents a haven of comfort and style. Thoughtfully extended and refurbished, the property embodies modern living at its finest.

Upon entering, residents are greeted by a spacious entrance hall, setting the tone for the inviting ambiance that permeates throughout the home. Velux windows throughout ensure an abundance of light, along with the south facing rear aspect. The heart of the residence lies in the kitchen, seamlessly integrated into a welcoming dining and family area. This open-plan layout

fosters a sense of connectivity, perfect for both everyday living and entertaining guests.

Convenience is key with the inclusion of a utility room, providing ample space for laundry tasks and additional storage solutions. The principal bedroom exudes luxury and sophistication, featuring a recently installed walk-in wardrobe and ensuite bathroom. This elegant retreat ensures privacy and comfort, catering to the needs of discerning homeowners.

Stepping outside, the landscaped south-facing rear gardens offer a tranquil sanctuary, ideal for relaxation or al fresco dining amidst the beauty of nature. Dual driveways to the front of the property provide convenient off-road

parking, enhancing accessibility for residents and visitors alike.

In summary, this meticulously designed and refurbished bungalow epitomises modern living, offering a perfect blend of comfort, functionality, and style. With its prime location in West Mersea, Essex, this property presents an exceptional opportunity for discerning buyers seeking a distinctive and luxurious residence.

For an Internal Inspection Please Call Oakheart Mersea Island.

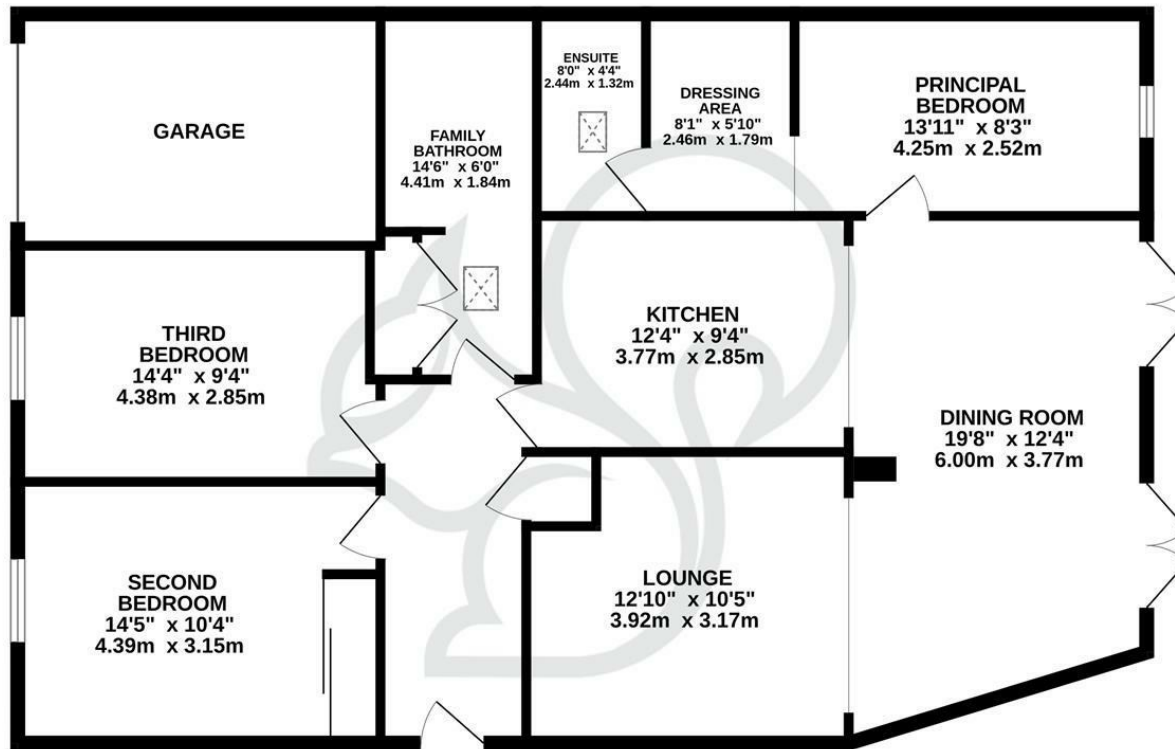








GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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		84
(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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