



Church Road, CO5 8QH

Guide Price £500,000. - £550,000.

Oakheart Mersea are proud to bring to the market this superbly refurbished three/ four bedroom home. With a central Island location it's just a short stroll to the Village and the beach, additionally, this stunning property also boasts views across the Blackwater Estuary!

Upon entering the Hallway there is access to the Lounge, Kitchen, Cloakroom and stairway. The tastefully designed Lounge retains original features yet has a modern twist and, like the other areas of the property, highlights the quality of lighting, electrical switching / sockets and doors throughout.

The immaculate contemporary styled Kitchen / Diner has a central Island, integrated appliances and wine fridge, a separate doored utility area with space for storage, a washing machine and tumble drier. The ample dining area opens onto the patio, and rear garden through BiFold doors creating a wonderful open area ideal for entertaining or lazy weekends.

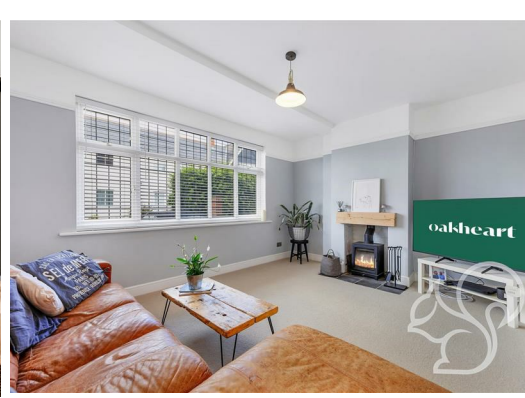
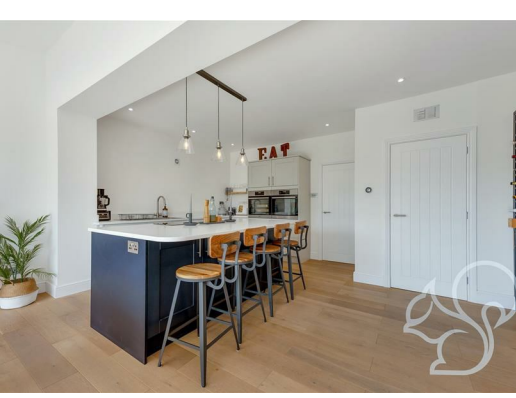
Taking the stairs, past the downstairs Cloakroom, you will find a study /third bedroom and two well proportioned double bedrooms. The front Bedroom has double aspect windows, the rear Bedroom boasts Estuary views, both bedrooms being extremely well presented. On the same landing is the Family Bathroom, having part tiled walls and maintaining the traditional /contemporary feel. On the second floor is large living space , currently dressed as a bedroom , offering stunning views, of the estuary.

Externally, also well presented, this property has a block paved frontage with parking for three vehicles, gated side entrance which allows access to the south facing rear gardens , patio, seating area and a large Shed/Garage with an adjoining Gym/Office area.

Located just twenty minutes from Colchester which has excellent schools and amenities, in addition to its rail links to London, and surrounded by the

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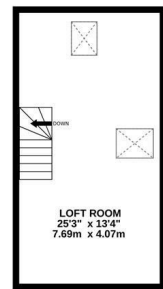
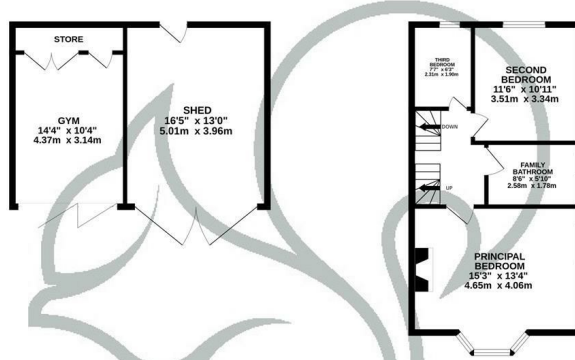
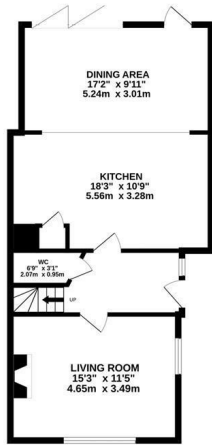
- Immaculate Condition internally and externally
- Sought After Central Location
- PP Granted for Second Storey Master Bedroom with Ensuite and Walk in Wardrobe
- Walking Distance to the Village and Beaches
- Estuary Views
- Open plan Kitchen / Diner Approx 35' x 10'
- South Facing Garden
- Large Shed/Garage and Gym/Home Office
- Off Road Parking for three Cars
- Very High Standard of Finish throughout



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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