

oakheart



£550,000

Guide Price
Thornwood Close, West Mersea

Guide Price £550,000. - £575,000.

This property presents an exceptional opportunity, offering a spacious and comfortable family home in a serene location. Situated within a quiet cul-de-sac, just a short stroll away from the beach, it boasts ample space both indoors and outdoors. The property spans an impressive 1601 square feet and comprises four bedrooms, making it ideal for families seeking a tranquil coastal lifestyle.

Entering the home, you are greeted by a generously sized entrance hall, providing a welcoming ambiance. The ground floor features a cozy lounge adorned with a wood burner, creating a warm and inviting atmosphere. Double

glazed patio doors open onto the landscaped rear gardens, seamlessly blending indoor and outdoor living spaces. Additionally, there is a spacious conservatory offering a bright and airy retreat, complete with French doors leading to the gardens.

The modern fitted kitchen is perfect for culinary enthusiasts, equipped with all the necessary amenities. A versatile space, the property also includes a study which can alternatively serve as a fourth bedroom, providing flexibility to accommodate various lifestyle needs. A utility room and a recently refurbished ground floor cloakroom add to the convenience of daily living.

On the first floor, the principal bedroom boasts a recently installed en-suite

with a double shower cubicle, two further double bedrooms provide ample accommodation space, each offering comfortable dimensions. The family bathroom exudes contemporary style, featuring fully tiled walls and modern fixtures.

Externally, the property is adorned with south-facing landscaped rear gardens, designed for relaxation and entertainment. Highlights include extensive split-level decked and paved areas, ideal for hosting gatherings and outdoor dining. A pergola shelters a hot tub, providing a tranquil retreat for relaxation, while the remainder of the garden is laid to lawn, offering space for outdoor activities and enjoyment.

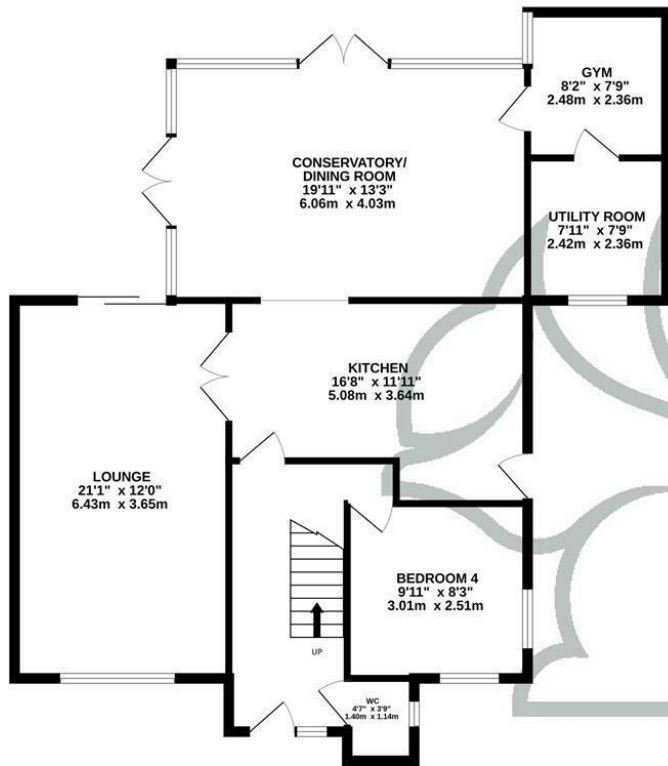




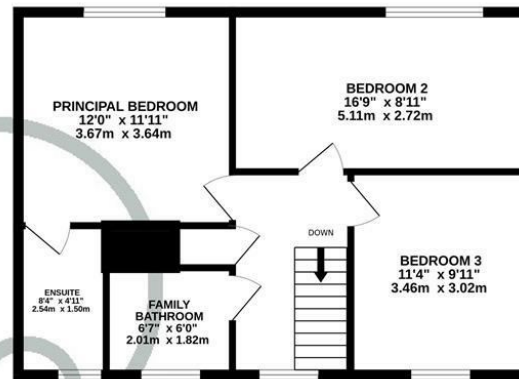




GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1601 sq.ft. (148.7 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:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(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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