

oakheart



£415,000

Offers In Excess Of
Woodstock, West Mersea,

Nestled within the peaceful enclave of Woodstock, West Mersea, Essex, this inviting family home presents a tranquil retreat. Situated in a secluded cul-de-sac, the property offers a haven of serenity, perfect for those seeking a respite from the hustle and bustle of urban life.

Set on a substantial plot, the residence boasts expansive wrap-around gardens to the side (width 30 feet) and rear. These outdoor spaces provide ample room for outdoor activities, gardening endeavours, or simply unwinding in the fresh air.

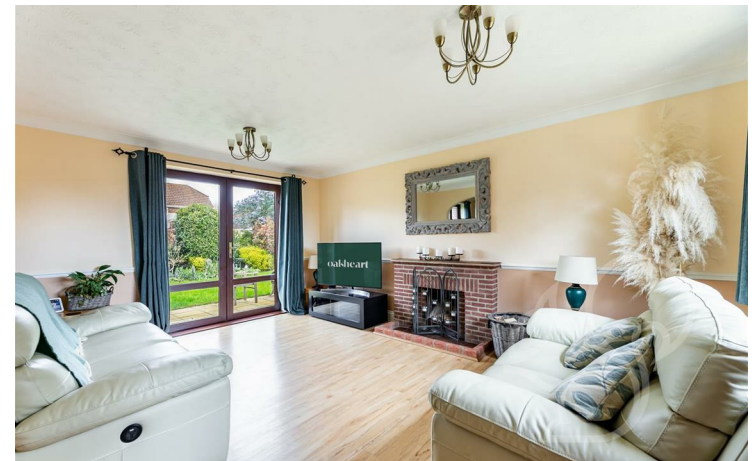
Inside, the home has undergone numerous refurbishments, enhancing both its aesthetic appeal and practicality. Notable upgrades include a high-specification kitchen, adorned with modern amenities to cater to culinary enthusiasts. The addition of Karndean flooring lends a touch of elegance to the interiors, while new electrical USB sockets offer convenience and connectivity throughout and there is the additional benefit of full fibre connectivity.

The property also benefits from a newly installed thermostatic radiators, ensuring comfort and efficiency year-round. Upon

entering, a spacious entrance hall sets the tone for the residence, welcoming residents and guests alike with its generous dimensions.

The lounge seamlessly merges with the dining area, creating a fluid space conducive to relaxation and socializing. A ground floor cloakroom adds convenience to daily routines, while the first floor accommodates the three bedrooms and a family bathroom, providing ample privacy and comfort for the household.

For An Internal Inspection Please Call Oakheart Mersea Island.

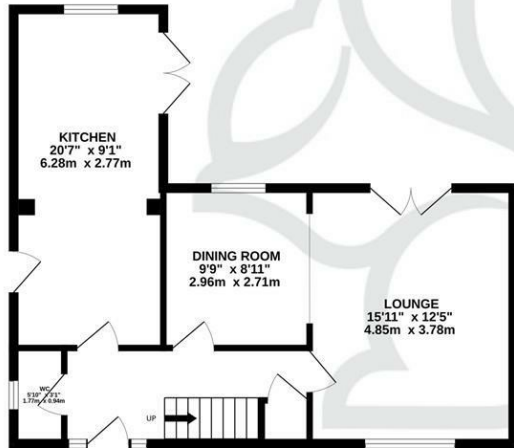
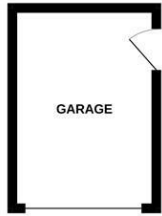




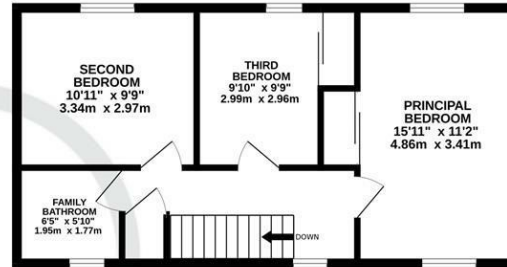




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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		81
(69-80) C		
(55-68) D	49	
(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.

Oakheart Mersea
01206 382191
mersea@oakheartproperty.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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