

oakheart



£450,000

Guide Price  
Woodstock, West Mersea

Guide Price £450,000 - £475,000.

Nestled in this quaint cul de sac on West Mersea, lies a charming bungalow awaiting its new occupants. This two-bedroom abode has undergone a meticulous transformation, emerging fully refurbished and extended to offer contemporary living at its finest.

Step inside to discover a seamless fusion of modern design and functionality. The heart of the home unfolds into a spacious lounge area, seamlessly integrated with an open-plan kitchen and family room. This expansive layout invites gatherings and fosters a sense of

togetherness, perfect for both daily living and entertaining guests.

Adorned with bifold doors, the kitchen family room effortlessly connects to the landscaped rear gardens, where the splendor of outdoor living awaits. Imagine basking in the warmth of the sun, enjoying al fresco dining, or simply unwinding amidst the serene beauty of the west-facing gardens.

Throughout the bungalow, attention to detail is evident, from the sleek finishes to the thoughtful touches that enhance comfort and convenience. With two generously sized double bedrooms, each

providing a tranquil retreat, this home caters to both relaxation and rejuvenation.

In essence, this property offers not just a place to reside but a lifestyle to embrace—a harmonious blend of sophistication, comfort, and the allure of coastal living in the idyllic setting of West Mersea.

For an Internal Inspection Please Call Oakheart Mersea Island

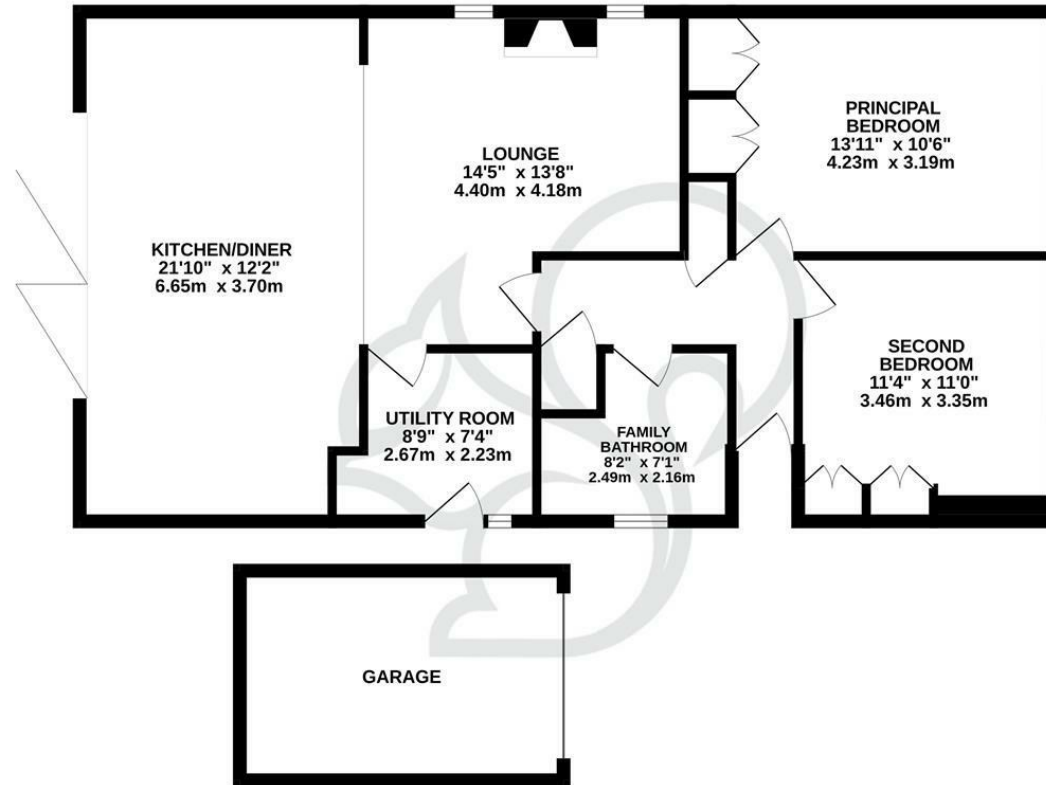








GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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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