



£750,000

Asking Price

Ivy Lane, East Mersea

Driftwood, is a remarkable four-bedroom residence that epitomises luxurious coastal living. Nestled in a stunning and quiet private lane, the property offers unparalleled tranquility and seclusion. One of the standout features of this home is its breathtaking estuary views, which provide a constant reminder of the picturesque surroundings and add a serene backdrop to daily life.

Upon entering the property, you are greeted by an immaculately presented interior that exudes elegance and comfort. The lounge, a central hub for relaxation, features a charming log burner that not only enhances the aesthetic appeal but also provides a cozy atmosphere during colder months. This room is thoughtfully designed to be both inviting and functional, making it perfect for both casual family gatherings and more formal entertaining.

The kitchen is a masterpiece of modern design and functionality. It is fitted with high-specification appliances and finishes, ensuring a premium culinary experience. One of the most impressive aspects of the kitchen is the bi-fold doors that open directly to the gardens. This seamless connection between indoor and outdoor spaces allows for an abundance of natural light and creates a perfect flow for entertaining or simply enjoying the beauty of the landscaped gardens.

The principal bedroom is a luxurious retreat within the home. It features an ensuite bathroom, providing convenience and privacy, and a balcony that offers stunning views of the estuary. This private outdoor space is perfect for enjoying peaceful mornings with a cup of coffee or unwinding in the evening

while taking in the scenic vistas.

The rear gardens are meticulously landscaped and gently slope, enhancing the natural beauty of the property. These gardens provide an outdoor sanctuary, offering various spots for relaxation, outdoor dining, and entertaining. The thoughtful design of the garden ensures it is both visually appealing and functional, catering to a variety of activities.



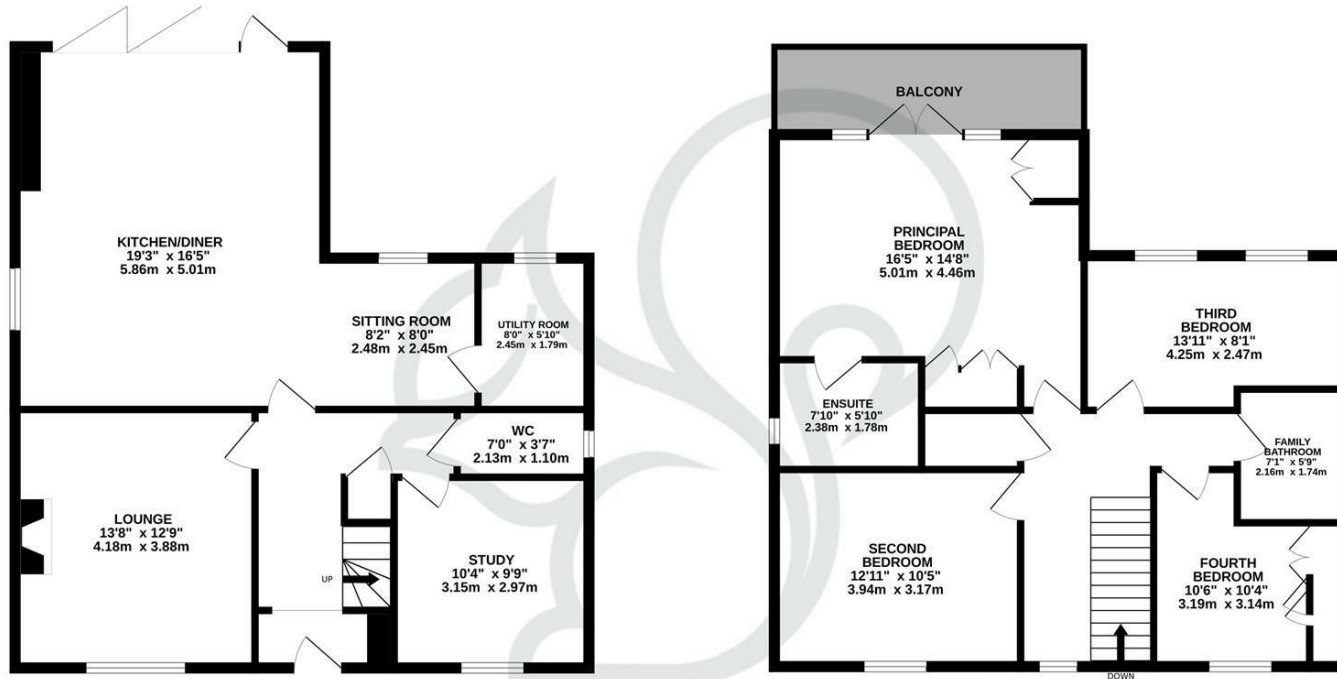






GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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:
F

Energy Efficiency Rating

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

78

85

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

oakheart