

oakheart

£490,000

Offers In Excess Of
Suffolk Avenue, West Mersea

Situated in a quiet cul-de-sac, this charming 1930s-built detached house offers an idyllic retreat just a short walk from the beach. This well-presented home features three spacious double bedrooms, exuding timeless appeal and modern comfort throughout.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxed family living and formal entertaining. The property seamlessly blends classic architecture with contemporary updates, maintaining the character and charm of its 1930s heritage.

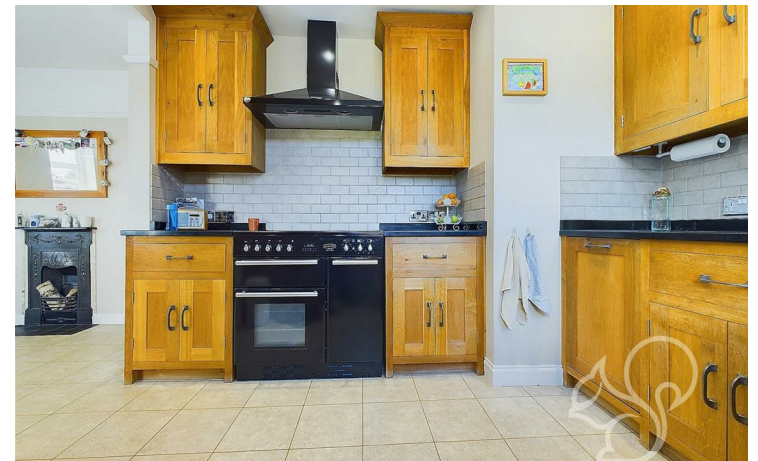
One of the highlights of this delightful home is the conservatory,

which provides a bright and airy space to unwind while enjoying views of the generous, beautifully manicured gardens. This lush outdoor area is a true oasis, offering a peaceful setting for gardening, play, or al fresco dining.

Throughout the property, attention to detail is evident, with well-maintained interiors that create a warm and welcoming atmosphere. The proximity to the beach enhances the appeal of this home, offering easy access to the coastal lifestyle and the tranquil beauty of West Mersea.

In summary, this meticulously cared-for 1930s detached house located in a serene cul-de-sac, a short stroll from the beach. With three double bedrooms, two reception rooms, and a charming conservatory overlooking stunning gardens, this property perfectly combines classic charm with modern comforts, making it an ideal home for those seeking both elegance and convenience in West Mersea.

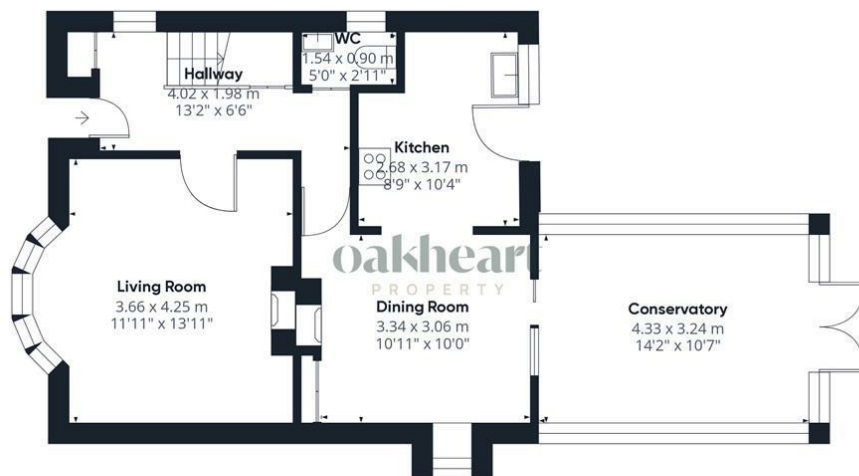
For an Internal Inspection Call Oakheart Mersea Island.



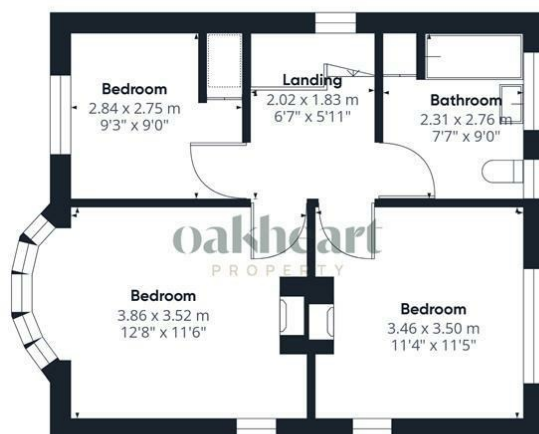








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾
106.49 m²
1146.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		83
(69-80) C		
(55-68) D	64	
(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@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart