

oakheart



£475,000

Guide Price

Estuary Park Road, West Mersea

Guide Price £475,000 - £500,000.

This beautifully presented detached three-bedroom bungalow offers a perfect blend of modern comfort and charming features, ideal for those seeking spacious, single-level living. Situated in a peaceful residential area, the property boasts a number of recent upgrades and thoughtful enhancements.

As you approach, the property welcomes you with a newly added porch, providing a convenient and attractive entrance. Stepping inside, you are greeted by a bright and airy atmosphere throughout, thanks to newly installed double-glazed windows that ensure excellent insulation and energy efficiency.

The main lounge is a cosy, inviting space, featuring a log burner as a striking focal point. Perfect for relaxing during colder months, this room offers ample space for family living or entertaining guests, flowing effortlessly into a sunroom that bathes the home in natural light.

This lovely space is ideal for enjoying the view of the garden in all seasons, making it perfect for dining or as an additional relaxation area. From the sunroom, you step out onto a spacious decking area, ideal for outdoor dining, entertaining, or simply enjoying the tranquil surroundings. Bungalow benefits from an energy-efficient combi boiler and is also fitted with 10 solar panels complete with a storage battery, making it an eco-friendly and cost-effective home.

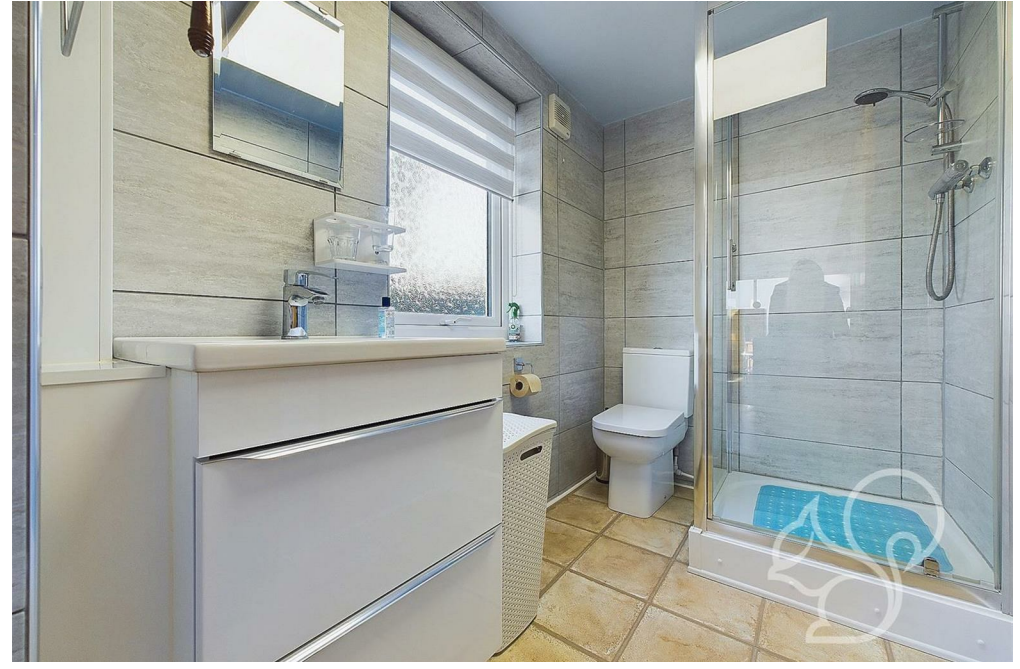
The accommodation comprises three generously sized bedrooms, each offering plenty of natural light and versatile space for storage. There are two stylishly finished shower rooms, both fitted with contemporary fixtures, ensuring convenience and comfort for family members and guests alike.

Outside, the property boasts a garage, as well as off-road parking for multiple vehicles, providing plenty of space for family and visitors. The rear garden is a peaceful retreat with a well-maintained lawn, perfect for those who enjoy spending time outdoors.

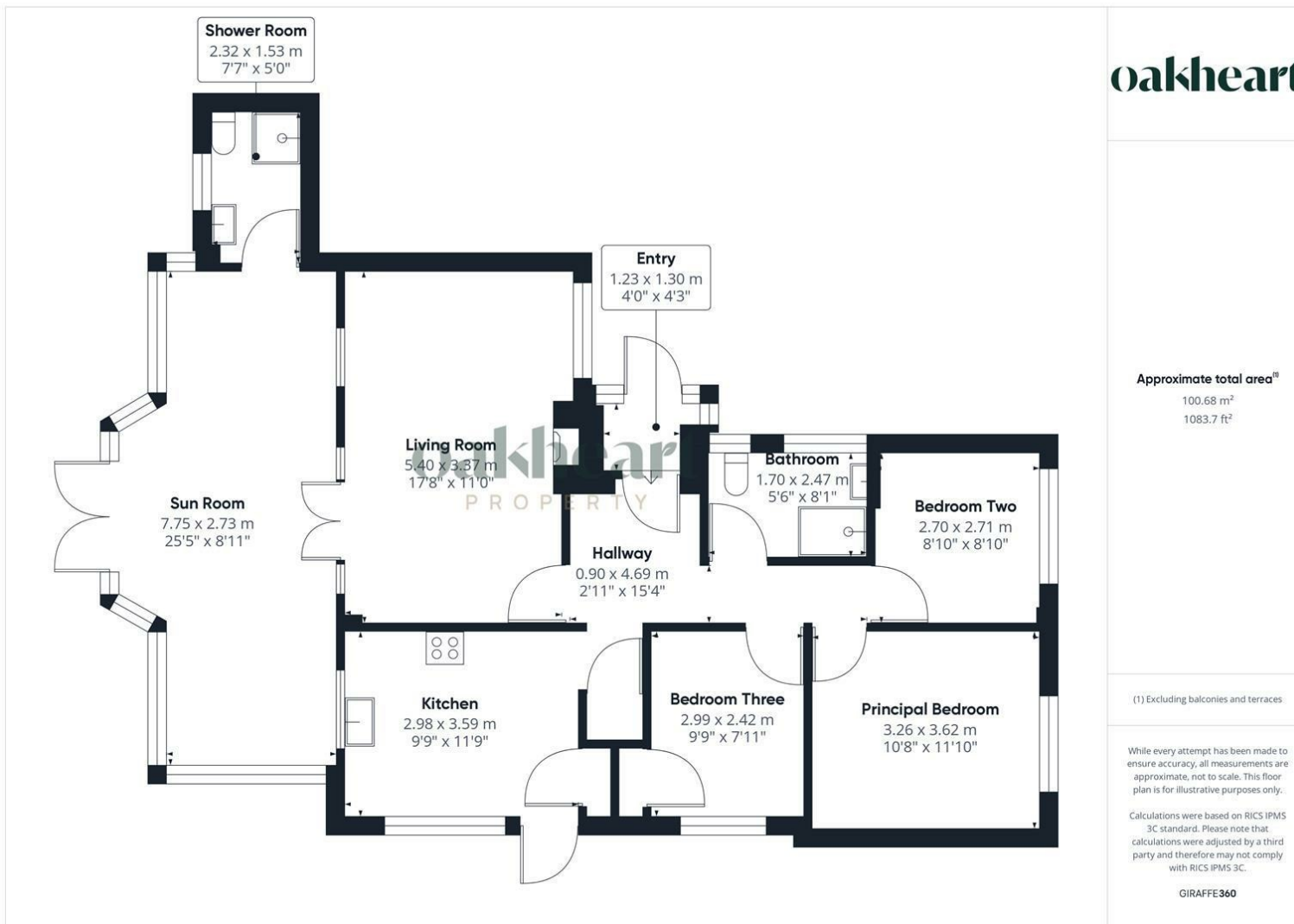
For an internal inspection call Oakheart Mersea











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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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

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