

oakheart



£375,000

Guide Price

Mill Road, West Mersea



Guide Price £375,000 - £400,000

This inviting four-bedroom detached house combines modern convenience with ample space, making it an ideal home for families. The property provides off-road parking for two cars and boasts a welcoming exterior.

Upon entering, you're greeted by a bright and spacious hallway leading to two well-proportioned reception rooms. Each reception room is designed for versatility, whether you envision a cozy family room, a formal sitting area, or a dedicated office. The heart of the home is the open-plan kitchen and dining area, where contemporary styling meets functionality. Featuring sleek

cabinetry and generous countertop space, the kitchen flows seamlessly into the dining area, creating a perfect space for family gatherings or entertaining friends. Adjacent to this area, the garden room offers tranquil views of the outdoors and provides additional living space that's ideal for relaxing with a book or enjoying morning coffee.

Upstairs, the house offers four comfortable bedrooms. The master bedroom stands out with its spacious layout, ample natural light, and the added luxury of an ensuite bathroom, providing a private retreat within the home. The remaining three bedrooms are well-sized and can easily accommodate family members, guests, or even serve as a home office if needed. The family

bathroom, fitted with modern fixtures, completes the upstairs amenities.

Outside, the rear garden offers a peaceful retreat with a mix of lawn and patio areas, perfect for summer barbecues or a children's play space. A unique feature of the garden is the workshop, ideal for DIY projects, storage, or as a hobby space.







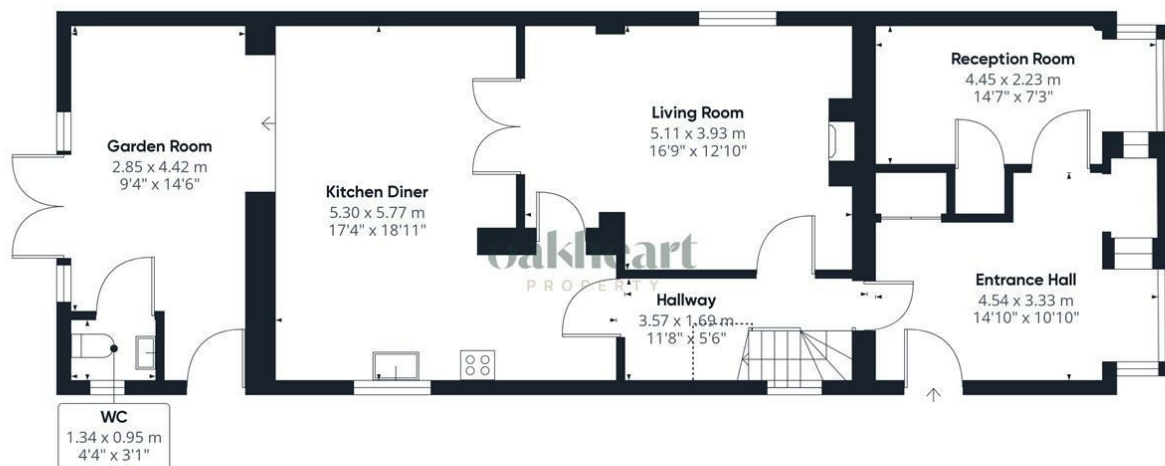




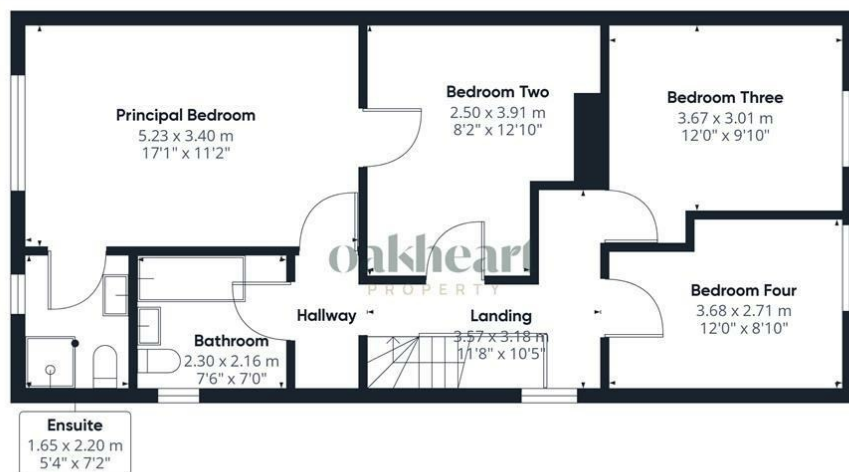








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

156.81 m<sup>2</sup>  
1687.9 ft<sup>2</sup>

**Reduced headroom**

0.72 m<sup>2</sup>  
7.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</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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