

oakheart



£740,000

Offers In Excess Of  
East Road, West Mersea





This substantial four-bedroom detached family home offers an impressive 1,946 square feet of living space, perfectly designed for comfort and practicality. Positioned on a generous plot, the property is enhanced by its extensive south-facing rear gardens, a sweeping driveway, and a double-length garage.

Upon entering, you are welcomed into a spacious entrance hall that sets the tone for the light-filled interiors. The living room, measuring a remarkable 22' x 17', boasts multiple windows that flood the space with natural light, a large open fireplace with a log burner, and French doors that lead directly to the beautifully maintained gardens. Adjacent to this, the dining room also benefits from large windows and French doors, creating an ideal space for entertaining.

The kitchen breakfast room is both functional and stylish, offering ample storage and workspace, complemented by a separate utility room and pantry for added convenience.

Upstairs, the principal bedroom spans 17'4" x 14'9" and features an en-suite bathroom and a walk-in wardrobe. Three additional well-proportioned bedrooms and a dedicated study provide flexibility for family living and home working.

Externally, the south-facing rear gardens are a standout feature, offering a private and sun-drenched retreat incorporating an Indian Sandstone Patio area and a Sail Style Sun Canopy, in addition there is a shed/summerhouse

with power. To the front, a sweeping driveway provides ample parking, leading to a double-length garage that enhances the home's practicality. The property was designed as an ECO house in the 1960's, giving its unique look, offering large south facing windows to the rear and smaller north facing windows at the front to ensure the property is kept warm all year round!

This property combines spacious interiors, a thoughtfully designed layout, and a prime orientation, making it an exceptional family home, there is also annexe potential.







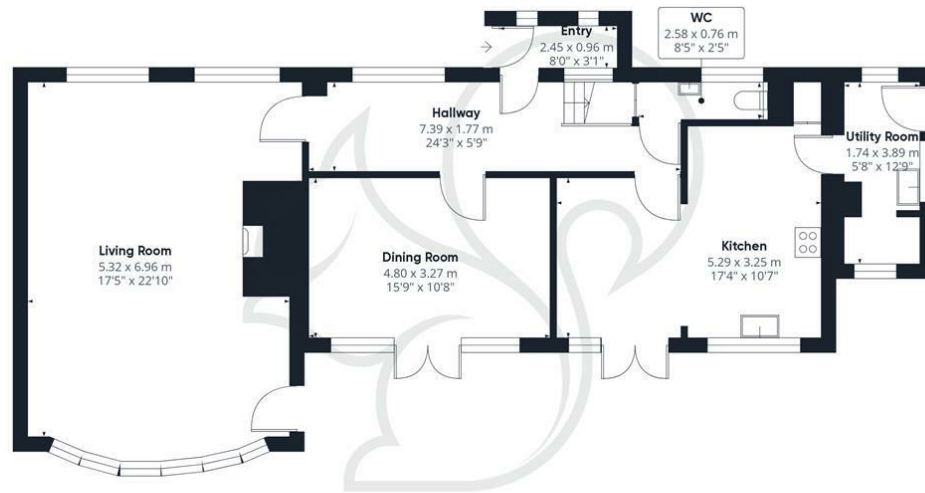












Ground Floor

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**Approximate total area<sup>®</sup>**

180.79 m<sup>2</sup>  
1946.01 ft<sup>2</sup>

**Reduced headroom**

0.01 m<sup>2</sup>  
0.1 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




Floor 1

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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.

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