

oakheart



£575,000

Offers In Excess Of  
Elmwood Drive, West Mersea



This beautifully presented four bedroom detached house, complete with an annex, offers a perfect blend of contemporary living and village charm. Situated in a sought-after central village location, the property is within walking distance to local amenities and the beach, offering an enviable coastal lifestyle.

The house benefits from off-road parking for multiple cars, ensuring plenty of space for family and guests.

Solar panels have been thoughtfully installed, providing energy efficiency and helping to reduce running costs.

The spacious open-plan kitchen and dining area is a real highlight, creating a welcoming space for family gatherings and entertaining. The large living room, featuring a cosy log burner, offers a perfect retreat for relaxing on colder evenings. The annex provides excellent flexibility and has been designed for disabled

access with its own kitchen area, separate bathroom, and living space—ideal for guests, a home office, or rental potential.

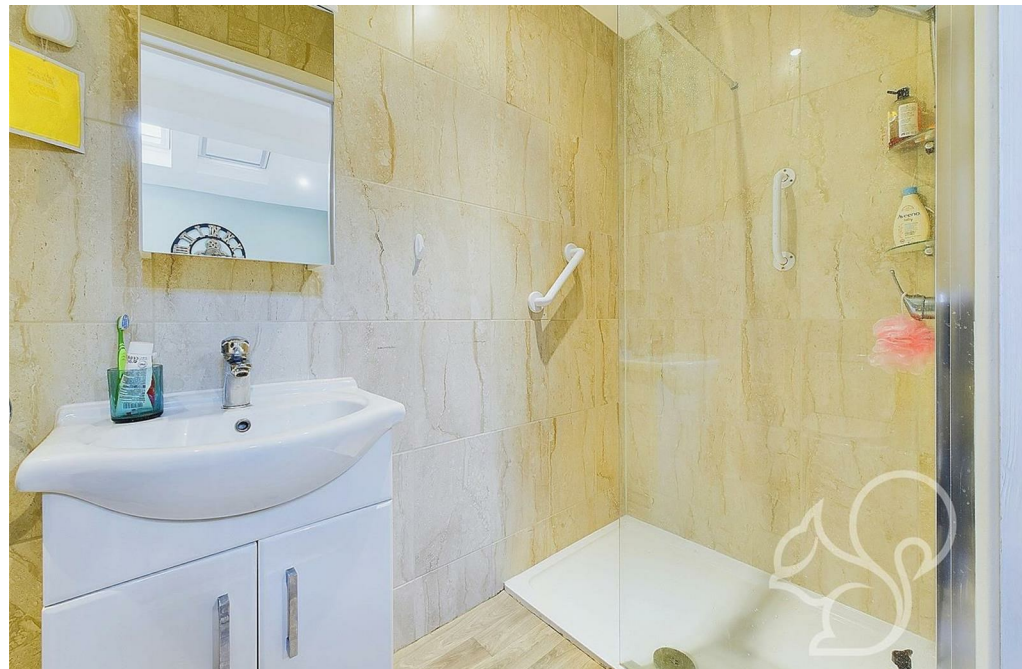
Outside, the landscaped garden is a peaceful oasis, with well-maintained lawns and a charming summer house, offering a delightful spot to unwind and enjoy the surroundings. This property truly combines comfort, practicality, and a prime location, making it an exceptional place to call home.







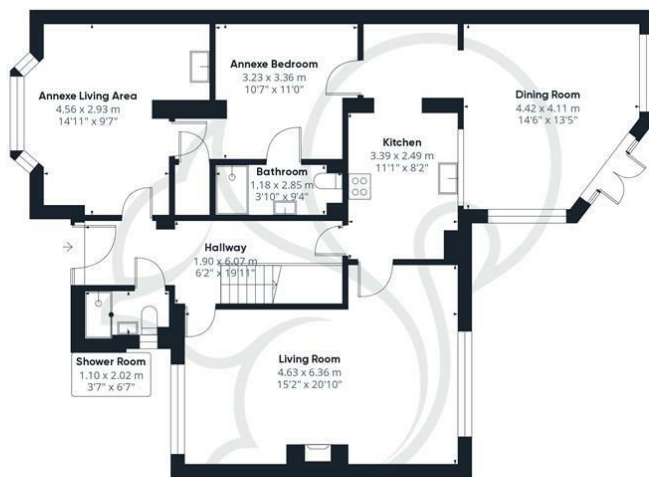




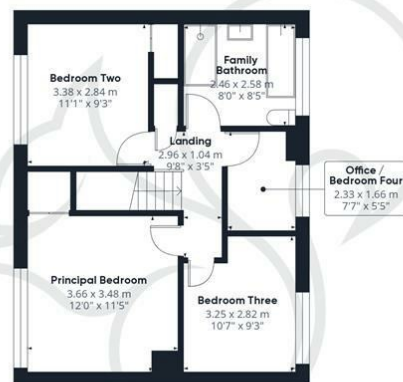








Ground Floor



Floor 1

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

148.93 m<sup>2</sup>  
1603.07 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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>	<b>90</b>	<b>91</b>
(81-91) <b>B</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>		
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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