

oakheart



£380,000

Offers In Excess Of  
Reymead Close, West Mersea

This beautifully presented four-bedroom detached family home is situated in a peaceful cul-de-sac location in the heart of West Mersea, offering the perfect blend of space, convenience and modern living. Ideally positioned just a short walk from the local school, as well as a variety of shops and amenities, this property is perfect for families seeking both comfort and practicality.

The house has been thoughtfully extended on the ground floor to create a generous additional reception room, ideal for use as a playroom, home office or second sitting area. The heart of the home is the spacious extended kitchen and dining area, which offers an ideal space for entertaining or enjoying family meals, with ample natural light and direct access to the rear garden. A

separate utility room provides additional storage and laundry space, while a downstairs WC adds to the convenience of everyday living.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with a stylish en suite shower room. The remaining bedrooms are serviced by a modern family bathroom, making this an ideal home for a growing family.

To the rear, the property boasts an enclosed garden that is perfect for children to play safely or for relaxing and entertaining in the warmer months. The front of the property features a well-maintained garden and a driveway

providing off-road parking.

This home combines generous living space with a highly sought-after location, making it a rare opportunity to secure a family home in West Mersea's desirable residential community.

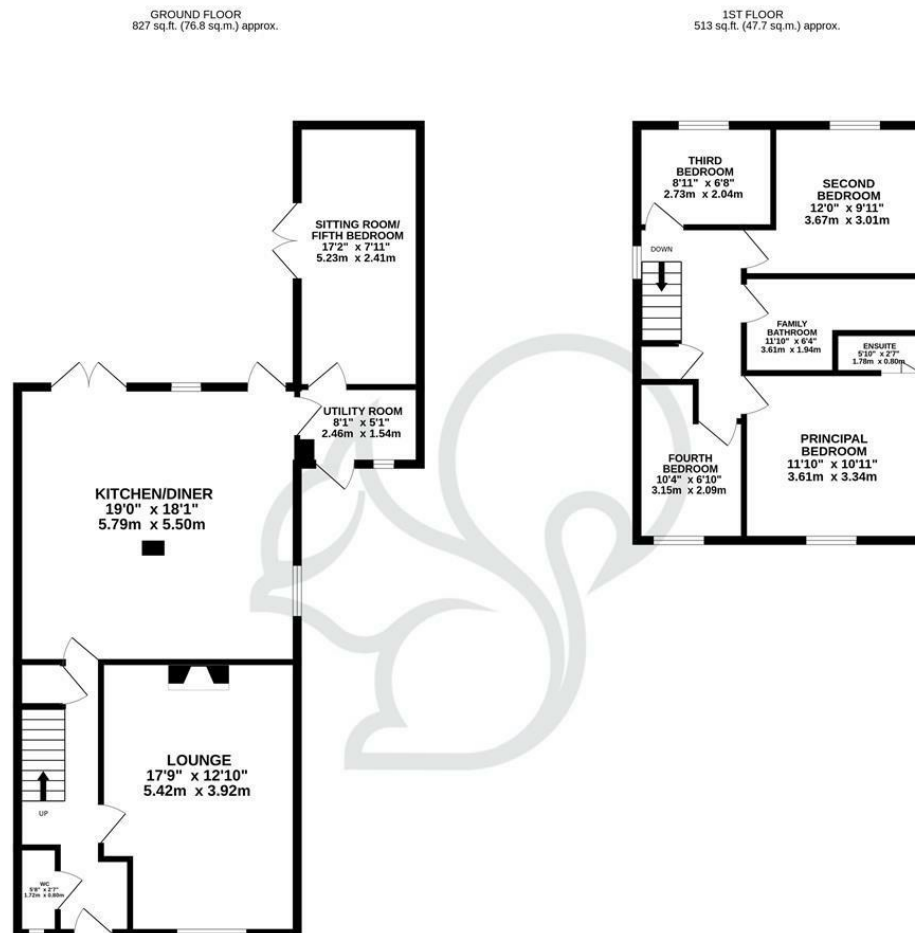
For an Internal Inspection Please Call Oakheart Mersea Island.











Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

C

### 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>                            |                            | 80        |
| (55-68) <b>D</b>                            | 65                         |           |
| (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<br>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

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