

oakheart

£425,000

Guide Price

Upland Road, West Mersea



Guide Price £425,000 - £450,000

This spacious and well-presented four-bedroom detached house is located in the heart of West Mersea, just a short walk from local shops and amenities. The property offers a perfect balance of comfort, convenience, and style, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway that leads to the various living spaces. The generously sized living room is bright and airy, offering a perfect space for family relaxation. Adjoining this is a lovely conservatory, creating a seamless flow between the interior and the south-facing rear garden, which is an ideal spot for enjoying the sunshine or hosting

outdoor gatherings.

The heart of the home is the well-equipped kitchen, which boasts a central island and a breakfast bar, providing an ideal setting for casual dining or entertaining. The kitchen is designed with modern family living in mind, offering ample storage and workspace for culinary activities. Beyond the kitchen, you'll find a practical utility room, perfect for laundry and additional storage.

The separate dining room provides a more formal setting for meals or family gatherings. This flexible space can easily be adapted to suit various needs, whether for formal dinners or as an additional sitting room or study.

Upstairs, the property offers four well-proportioned bedrooms, each with plenty of natural light. The principle bedroom features its own en suite bathroom, providing a private retreat at the end of the day. The other three bedrooms are equally spacious, making them perfect for children, guests, or a home office.

Externally, the property benefits from a large driveway, providing ample off-road parking for multiple vehicles. The south-facing rear garden is a real highlight, offering plenty of space for outdoor dining, relaxation, and play, all in a private and peaceful setting.

For an internal inspection please contact Oakheart Mersea.







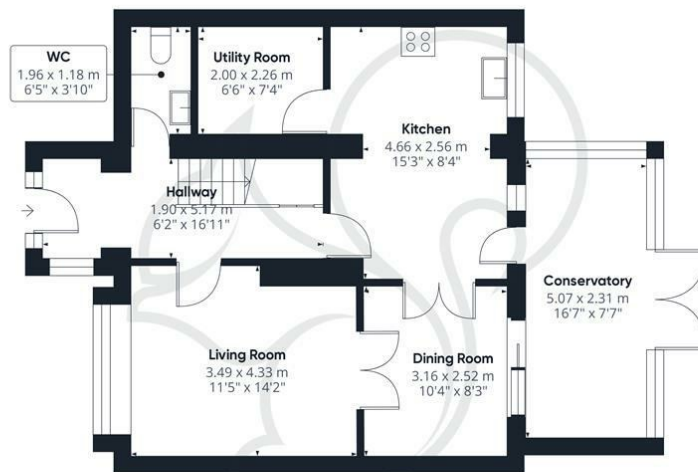




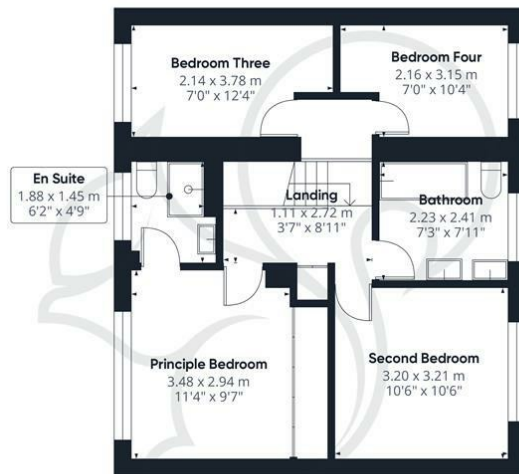








Ground Floor



Floor 1

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Approximate total area<sup>20</sup>  
116.75 m<sup>2</sup>  
1256.69 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:**  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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