

oakheart



£415,000

Asking Price

Woodfield Drive, West Mersea



Nestled in the sought-after Woodfield Drive, this charming four-bedroom chalet offers the perfect blend of comfort and contemporary living. Designed with a spacious and versatile layout, the property features two well-proportioned bedrooms and a modern bathroom on the ground floor, while the first floor boasts two additional bedrooms and a second bathroom, creating an ideal space for families or guests.

The heart of the home is the beautifully designed open-plan lounge and dining area, offering a welcoming atmosphere with ample space for both relaxation and entertaining. Large windows invite natural light to flood the space, enhancing the seamless flow between indoor and outdoor living.

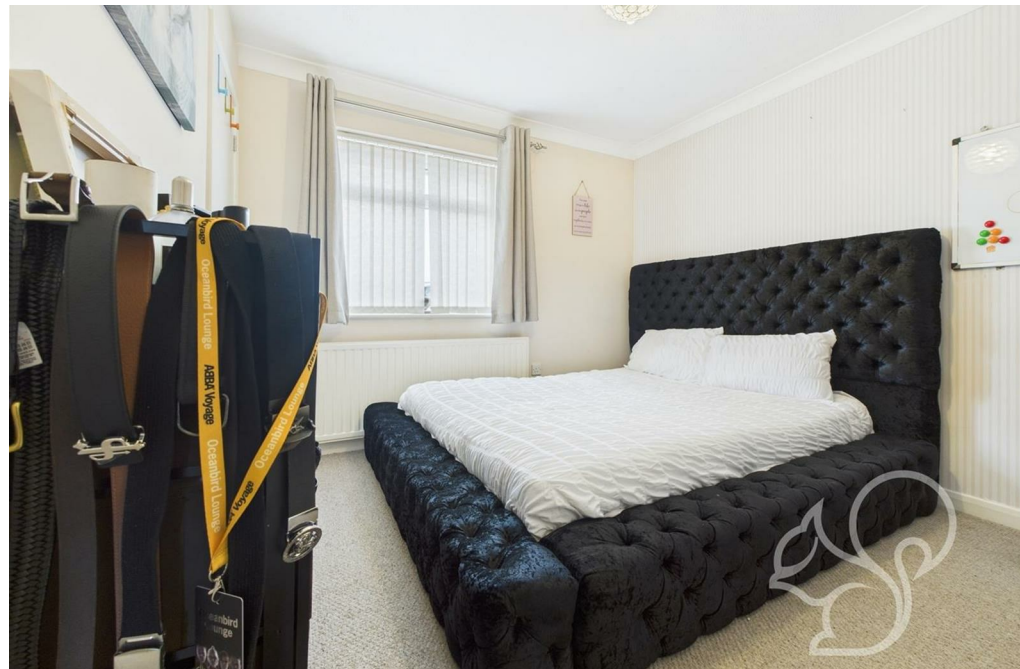
Stepping outside, the property truly excels with a stunning south-facing garden, perfect for enjoying long

summer days. A luxurious hot tub provides the ultimate space to unwind, while the stylish outdoor bar area sets the scene for entertaining. Ample off-road parking ensures convenience, with space for multiple vehicles.

With its desirable location and thoughtfully designed features, this exceptional chalet is a rare find, offering a perfect combination of modern comfort and outdoor enjoyment.



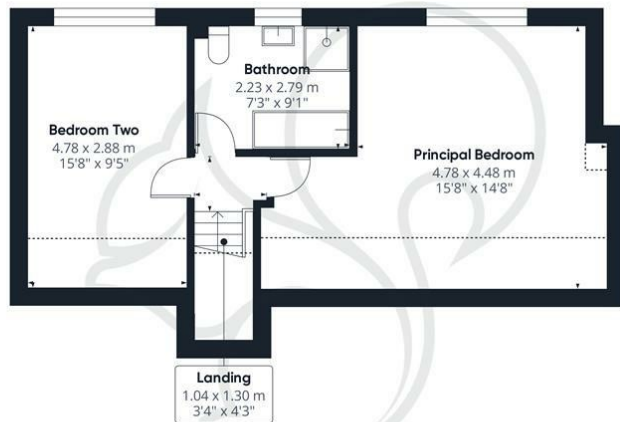








Ground Floor



Floor 1

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Approximate total area[®]

110.69 m²

1191.44 ft²

Reduced headroom

8.6 m²

92.59 ft²

(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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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