

oakheart

£450,000

Asking Price

Suffolk Avenue, West Mersea





Situated on the ever-popular Suffolk Avenue, this exceptional three-bedroom detached bungalow offers a rare opportunity to acquire a beautifully refurbished home in a highly desirable location. Having undergone a comprehensive renovation, the property is presented in immaculate condition throughout, combining contemporary design with practical single-level living.

Upon entering the property, you are welcomed into a

bright and spacious hallway that sets the tone for the rest of the home. The accommodation boasts three generously proportioned double bedrooms, each freshly decorated and finished with quality flooring and fixtures. The heart of the home is the stunning open-plan kitchen diner, designed with both style and functionality in mind. Featuring modern units, integrated appliances, and ample space for dining, it offers the perfect setting for family meals or

entertaining guests.

To the rear, the living space flows effortlessly into the beautifully landscaped garden, offering a private and peaceful outdoor retreat. Carefully designed with a mix of patio and lawned areas, the garden provides an ideal spot for relaxing or enjoying alfresco dining during the warmer months.







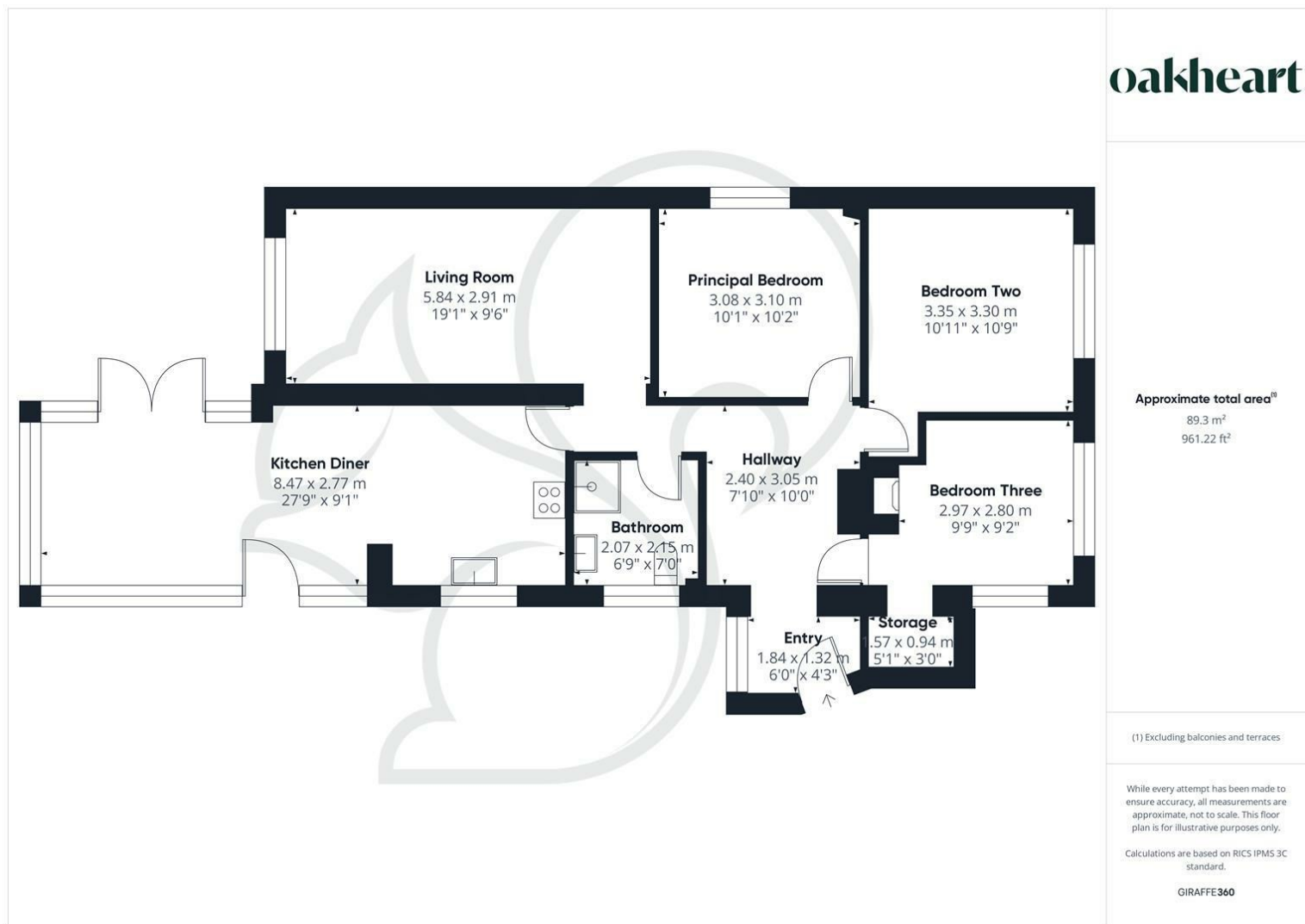












**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	42	
(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.