

This beautifully presented home offer's an exceptional blend of period character and generous, versatile living space. This elegant three double bedroom property boasts a wealth of features both inside and out, making it ideal for family living and entertaining alike.

Internally, the home welcomes you with the generous proportion's throughout. The heart of the house is a spacious, well-appointed kitchen, perfect for both everyday cooking and hosting, complemented by two reception rooms that offer flexibility as formal sitting and dining areas, or as cosy family lounges. The property also benefits from two bathrooms, adding convenience for busy

households or visiting guests.

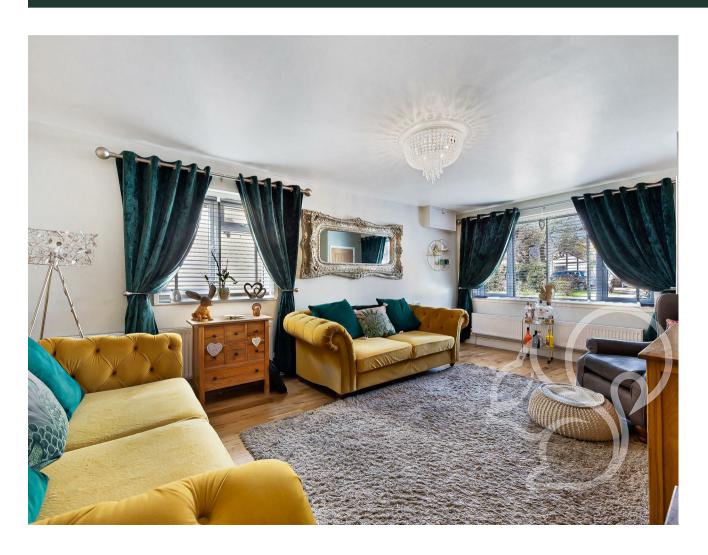
Upstairs, three generously sized double bedrooms provide comfortable accommodation, each offering ample space and natural light. The home effortlessly balances its period charm with the practical needs of modern living.

Externally, the property continues to impress. A double garage and a paved driveway provide off-road parking for multiple vehicles. To the rear, the beautifully maintained south-facing garden is a private oasis, featuring an enclosed swimming pool area perfect for summer

enjoyment and relaxation. This outdoor space offers a wonderful extension of the living area and is ideal for alfresco dining, family gatherings, or simply soaking up the sun.

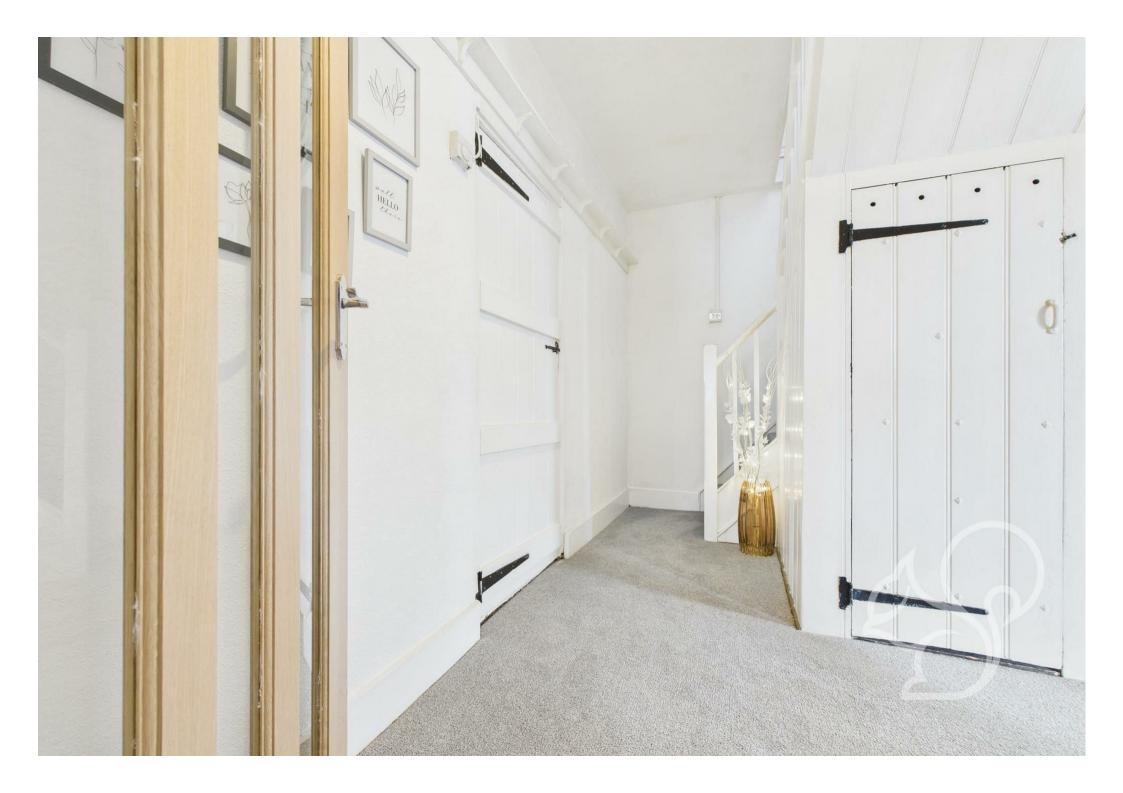
With its generous proportions inside, and impressive outside space, this property presents a rare opportunity to acquire a substantial and character-filled home in West Mersea.

For An Internal Inspection Please Call Oakheart Mersea Island.







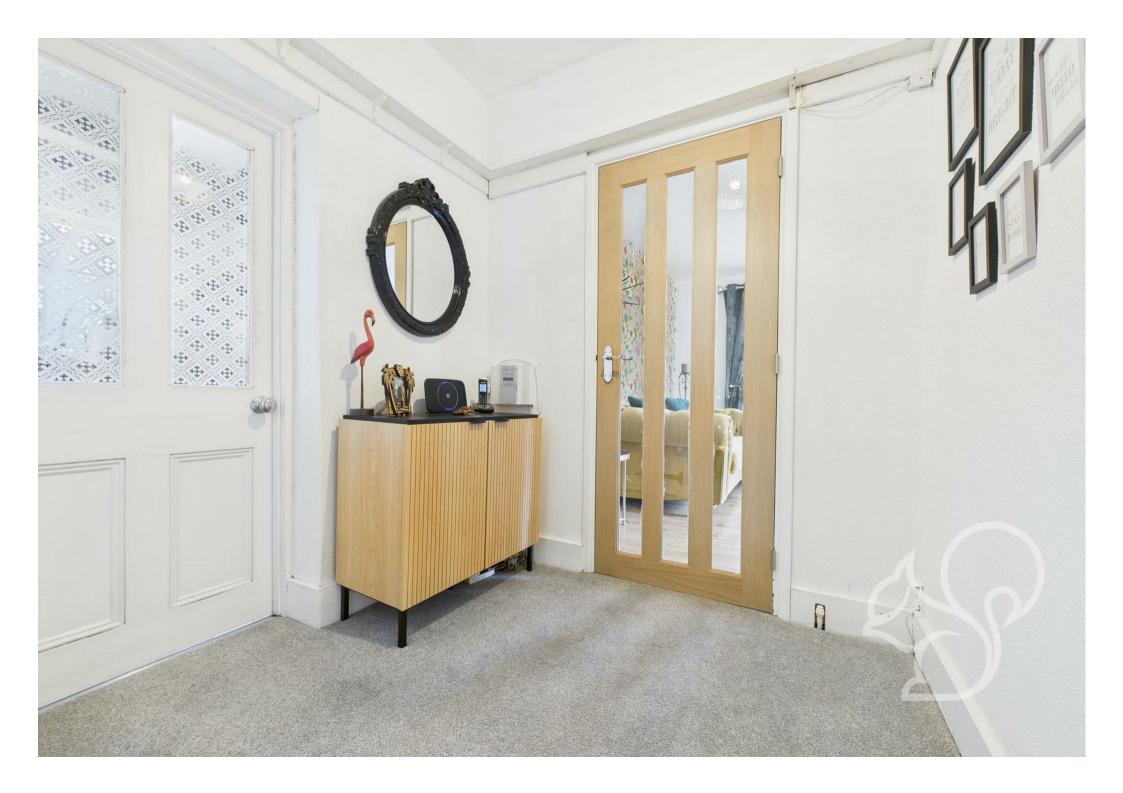












1032 sq.ft. (95.9 sq.m.) approx. 507 sq.ft. (47.1 sq.m.) approx. BATHROOM 10'6" x 8'0" 3.19m x 2.44m BEDROOM 3 12'10" x 8'1" 3.91m x 2.46m CONSERVATORY 6.24m x 2.94m LANDING KITCHEN/DINER UTILITY ROOM 9'8" x 9'7" 2.95m x 2.92m 24'5" x 7'11" 7.45m x 2.42m MASTER BEDROOM 15'10" x 13'4" 4.82m x 4.06m **BEDROOM 2** 11'6" x 10'11" 3.51m x 3.33m LOUNGE 19'0" x 9'9" 5.78m x 2.96m SITTING ROOM GARAGE 12'0" x 12'0" 14'8" x 13'8" 3.66m x 3.66m 4.48m x 4.17m

1ST FLOOR

TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

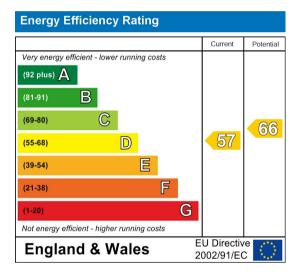
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan lis for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



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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GROUND FLOOR

