

oakheart



£580,000

Offers In Excess Of  
Colchester Road, West Mersea



Nestled in a highly sought-after residential area, this beautifully presented four-bedroom detached home offers an exceptional standard of living. Perfect for families or those seeking generous and flexible accommodation, the property is immaculately maintained and ready for immediate occupation—no work required.

Upon entering, a spacious hallway sets the welcoming tone for the rest of the home. The ground floor boasts a bright and airy lounge-diner, ideal for both relaxation and entertaining, with large windows that flood the space with natural light. This room flows seamlessly into a well-appointed conservatory, overlooking the landscaped rear garden—an ideal spot to enjoy your morning

coffee or unwind in peace.

At the heart of the home lies a contemporary kitchen-diner, fitted with sleek modern units and quality integrated appliances. It offers ample space for cooking and family meals. A separate utility room provides practical storage and laundry space, while a convenient ground floor WC adds further functionality.

Upstairs, the home continues to impress with four generously sized bedrooms. The principal bedroom features a luxurious en suite shower room and built-in wardrobes. The second bedroom also benefits from a private en suite, making

it perfect for guests or older children. The remaining two bedrooms are spacious and versatile—ideal for children, guests, or a home office. A stylish family bathroom completes the upper floor.

To the rear, the south-facing garden is a true highlight. Beautifully landscaped and enjoying all-day sunshine, it offers a high degree of privacy and plenty of space for entertaining, gardening, or family fun.

Externally, the property features a double garage with power and lighting—ideal for secure storage, a workshop, or additional space—as well as ample off-road parking.





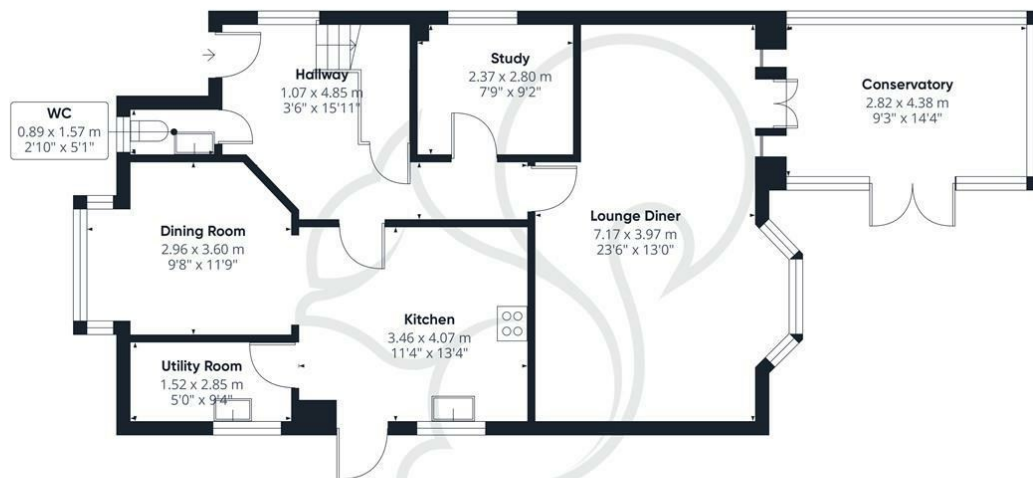




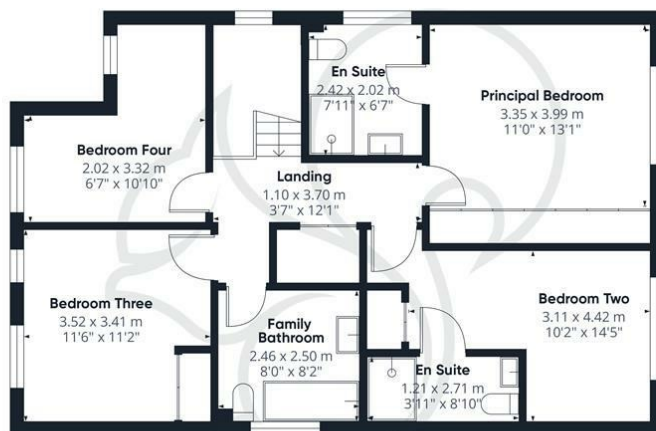








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

162.9 m<sup>2</sup>  
1752 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:


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>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(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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