

oakheart

£850,000

Asking Price

Yorick Road, West Mersea

This stunning four-bedroom detached residence, located on the highly sought-after Yorick Road, offers an exceptional opportunity to acquire a beautifully maintained period home in the heart of the village. Built in 1898, the property effortlessly blends historical charm with modern convenience, showcasing elegant architecture and spacious interiors that have been thoughtfully updated throughout.

Set back from the road with the benefit of off-road parking and a garage, this handsome home boasts a commanding presence and welcomes you with a sense of timeless character. Inside, the accommodation is both generous and versatile, comprising three well-proportioned reception rooms that cater to a range of lifestyle needs, whether for formal entertaining, relaxed family living,

or working from home. High ceilings, original features, and tasteful décor enhance the sense of light and space throughout.

The principal bedroom is a true retreat, featuring its own private ensuite bathroom and a separate dressing room, creating a luxurious suite that offers both comfort and privacy. The additional three bedrooms are well-sized and served by a family bathroom, making this home ideal for growing families or those needing ample guest accommodation.

To the rear, the property truly comes into its own. The recently landscaped south-facing garden is a peaceful sanctuary, perfect for outdoor living and entertaining. A new area of decking provides a stylish setting for alfresco

dining, while a pergola and hot tub add a touch of indulgence, making this space ideal for enjoying long summer evenings. Mature planting and thoughtful design give the garden a private, established feel, while still being easy to maintain.

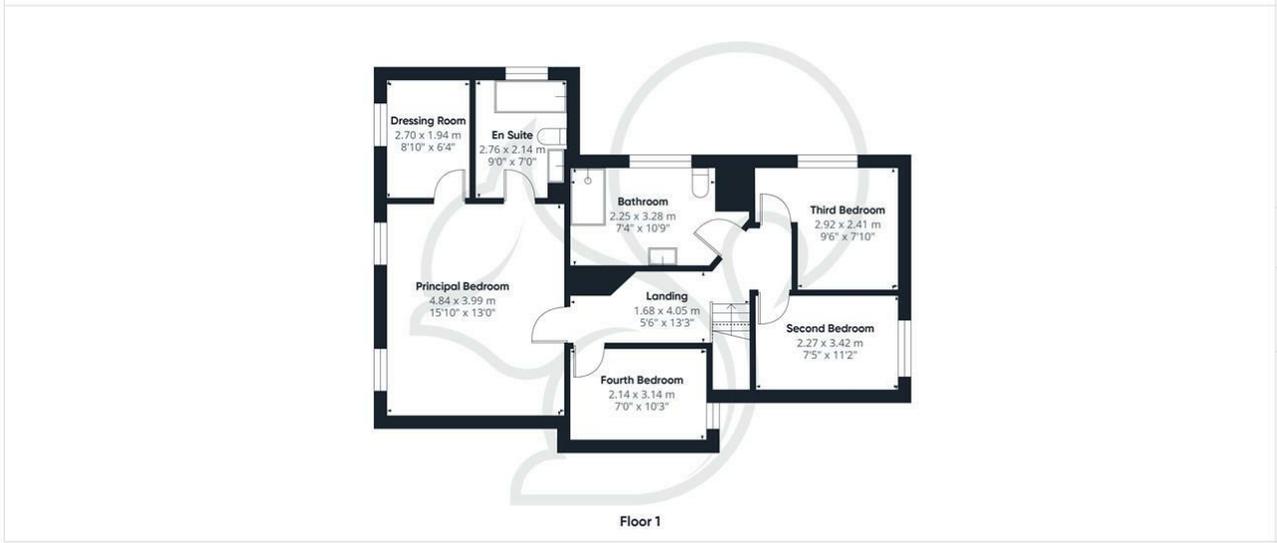
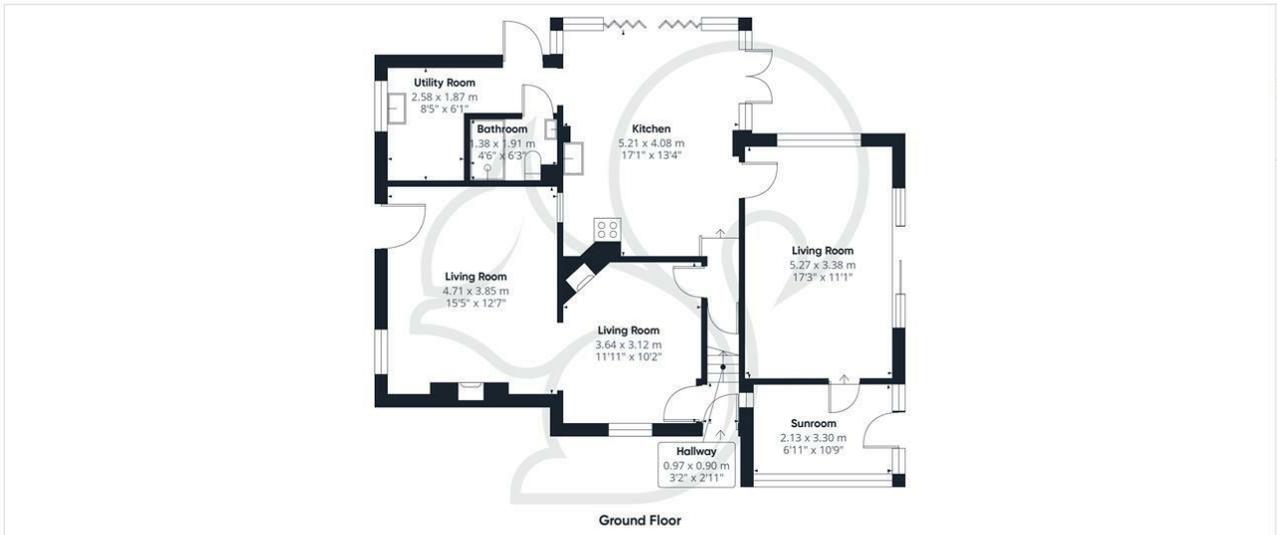
Practical updates include a newly installed boiler and electric consumer unit, ensuring peace of mind and energy efficiency. This charming home enjoys a central village location, just a short distance from the beach, offering the best of both village life and coastal living.











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Approximate total area^m
 155.9 m²
 1679 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

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