

oakheart

£500,000

Guide Price

Mersea Avenue, West Mersea



Guide Price £500,000 - £550,000

This beautifully renovated three-bedroom semi-detached home on Mersea Avenue offers modern family living with a stylish and practical layout. The property has been thoughtfully updated throughout, blending contemporary finishes with a comfortable, welcoming atmosphere.

A single-storey rear extension has transformed the ground floor, creating a spacious open-plan kitchen and family room that truly serves as the heart of the home. The kitchen is fitted with sleek, modern units and high-quality appliances, and the space is further enhanced by bi-fold doors that open

directly onto the garden, allowing natural light to flood in and providing a seamless connection between indoor and outdoor living. Underfloor heating runs throughout the ground floor, adding a touch of luxury and warmth.

The accommodation also includes a bright and inviting separate lounge, offering a quiet retreat from the main family space. A practical utility room provides additional storage and laundry facilities, while a contemporary ground floor shower room adds flexibility for family life and visiting guests.

Upstairs, the home continues to impress with three generously sized double bedrooms, each designed to offer both comfort and space. The layout ensures

versatility, making it ideal for families, couples, or those needing room for a home office.

Outside, the property enjoys excellent kerb appeal with off-road parking for multiple vehicles as well as a garage, offering further storage or potential workshop space. The rear garden, accessed via the bi-fold doors, provides the perfect setting for entertaining, relaxing, or family play.

Located in the desirable Mersea Avenue, this home is perfectly suited to modern living, combining stylish interiors, practical features, and a prime location. It is ready to move straight into and enjoy.











Ground Floor



Floor 1

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

Approximate total area⁽¹⁾

159.9 m²
1721 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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