

oakheart

£575,000

Asking Price

Colchester Road, West Mersea,



Nestled in a highly sought-after residential area of West Mersea, this substantial four-bedroom detached family home offers an exceptional standard of living and a wealth of beautifully presented accommodation. The property makes an immediate welcoming impression, with a generous driveway providing ample off-road parking for multiple vehicles leading to an integral double garage.

Upon entering, a spacious and inviting hallway sets a bright and airy tone that extends throughout the home. The ground floor is perfectly designed for both family life and entertaining, featuring an expansive lounge-diner that is flooded with natural light. This principal reception room flows seamlessly into

a well-appointed sun room, a tranquil space that overlooks the garden and provides a perfect spot for relaxation throughout the year. At the heart of the home lies the kitchen/diner, fitted with units and quality appliances, creating a sociable hub for daily meals and gatherings. The ground floor's practical needs are met by a separate utility room and a convenient cloakroom. An additional room, perfectly suited as a home office, completes the downstairs layout, offering valuable flexibility.

The impressive accommodation continues on the first floor, where four generously sized bedrooms await. The principal bedroom serves as a luxurious retreat, complete with its own private en-suite shower room. A

second double bedroom is ideal for guests or older children. The two remaining bedrooms are both spacious and versatile, served by a stylish and modern family bathroom.

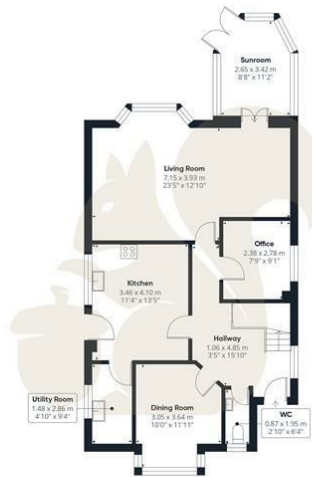
Externally, the property truly excels with its beautifully landscaped south-facing rear garden. This private and sun-drenched space provides a peaceful haven for outdoor entertaining, gardening, and family recreation, capturing the best of the day's sunshine. Combining extensive and flexible living space with highly desirable features, this immaculate property represents truly outstanding family home in a prime location.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁰¹

186 m²
2003 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Local Authority:
Colchester

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		
(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.

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