

oakheart



£695,000

Melrose Road, West Mersea

A beautifully designed three-bedroom detached chalet bungalow located on a highly desirable road in West Mersea.

As you enter, you are welcomed by a spacious entrance hall that flows into an expansive open-plan kitchen and dining area, featuring stunning bi-folding doors that seamlessly connect to the rear garden, perfect for entertaining or enjoying the outdoors. The adjacent utility room offers a practical space for everyday tasks,

keeping your home organised and clutter-free. The ground floor also includes a convenient downstairs W/C, a versatile study ideal for remote work, and a separate formal lounge, providing a cosy retreat after a day of entertaining. The ground floor bedroom adds flexibility, accommodating guests or serving as a playroom.

On the first floor, the main bedroom is a true sanctuary, complete with a three-piece en-suite and a dressing

area, ensuring comfort and privacy. A second bathroom conveniently serves the third bedroom, making this layout ideal for families or guests.

Outside, the property boasts a generously sized garden and ample parking for multiple vehicles, enhancing its appeal.

Currently under construction, this exceptional home is set for completion in Q4 2024.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2024

Local Authority:
Colchester Council

Tenure:
Freehold

Council Tax Band:
New Build

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.

Oakheart New Homes
01245 808119
newhomes@oakheartproperty.co.uk
Unit 3 The Old Joinery, Colchester, Essex, CO2 0LT

oakheart