

oakheart



£500,000

Guide Price

Gainsborough Close, West Mersea,

Guide Price £500,000. - £525,000

This attractive four-bedroom family home situated within a quiet residential cul-de-sac in the sought-after coastal town of West Mersea. The property has been thoughtfully updated and improved by the current owners, creating a stylish and spacious home that is well suited to modern family living.

The ground floor features a well-appointed kitchen positioned at the heart of the home, with a separate dining room providing the perfect setting for family meals and entertaining. Adjacent to the kitchen is a cosy snug, offering a versatile space that works well as an informal sitting area or family room. The

main lounge is bright and spacious, providing a welcoming place to relax while enjoying pleasant views over the garden.

Upstairs the property provides four well-sized bedrooms, including a generous principal bedroom that benefits from its own private en-suite bathroom. Both en suite bathroom and family bathroom have underfloor heating installed. The remaining bedrooms are ideal for family members, guests or those requiring home office space, and are served by a modern family bathroom.

Throughout the property, new flooring has been installed, complementing the neutral décor and enhancing the sense of quality and continuity across the

home. The result is a property that feels fresh, well maintained and ready for immediate occupation.

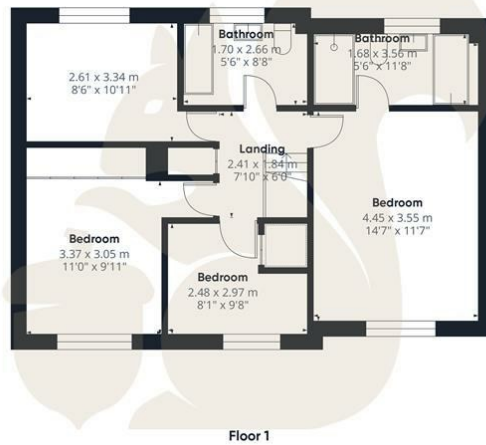
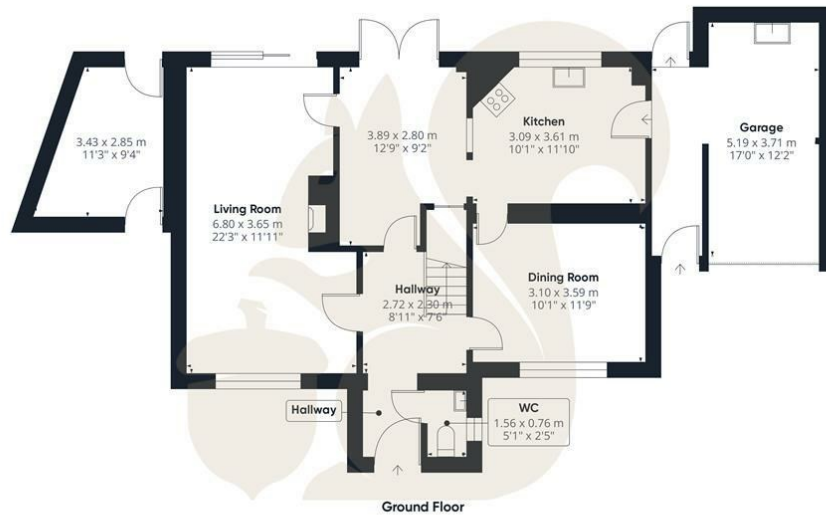
Externally the property offers excellent practicality with off-road parking for up to four vehicles to the front. The home is positioned within a quiet residential area yet remains conveniently located.











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Approximate total area⁽¹⁾
149.7 m²
1610 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:
D

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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