

oakheart

£550,000

Offers In Excess Of  
Oystercatcher Walk, Seaview Avenue, West  
Mersea

This exceptional four-bedroom detached residence, located on the sought-after Oyster Catcher Walk, offers an outstanding opportunity to acquire a modern family home just a short distance from the beach. Built in 2022, the property benefits from a high specification throughout and presents in immaculate condition, ideal for buyers seeking a turnkey home with no onward chain.

The accommodation is thoughtfully designed to provide both space and functionality, with a welcoming entrance hall leading into a generous

lounge that offers a relaxing environment for everyday living. At the heart of the home is a stunning open-plan kitchen diner, featuring contemporary fittings, high-quality integrated appliances, and ample space for entertaining and family meals. Adjacent to the kitchen is a practical utility room, providing additional storage and access to laundry facilities.

Upstairs, the home continues to impress with four spacious double bedrooms, each offering a comfortable and versatile layout suitable for

families or guests. The principal bedroom benefits from a stylish en suite shower room, adding a touch of luxury and privacy. The main family bathroom is equally well-appointed, in keeping with the modern finish seen throughout the property.

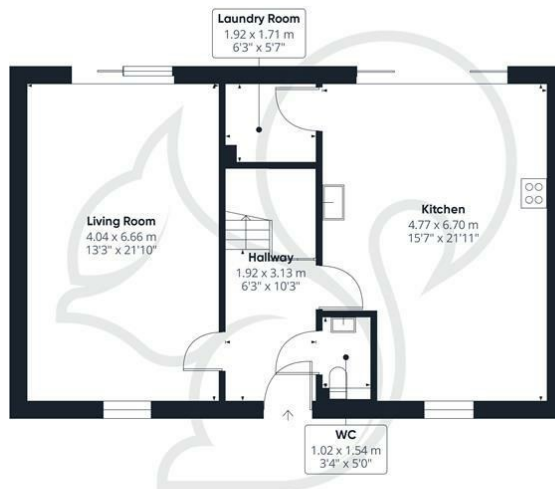
Outside, the home enjoys a private garden and driveway parking, complementing the attractive exterior and quiet position within this popular coastal development. With its proximity to the beach, quality design, and the advantage of no onward chain, this property represents an outstanding lifestyle opportunity in a prime location.



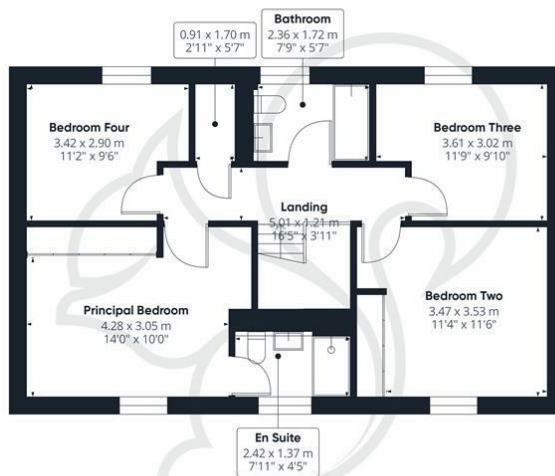








Ground Floor



Floor 1

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Approximate total area<sup>1)</sup>

136.3 m<sup>2</sup>  
1467 ft<sup>2</sup>

(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:  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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