

5 bedroom Semi-Detached House located in East Mersea.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

East Road East Mersea Colchester CO5 8TP



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

Situated in the sought-after picturesque village of East Mersea, this well-presented five-bedroom detached family home offers spacious and versatile accommodation arranged over two floors. Benefiting from generous reception space, a large driveway providing ample off-road parking, and a private enclosed rear garden, the property is ideally suited to growing families and those seeking a peaceful semi-rural lifestyle close to the Mersea coastline.

STEP INSIDE

A welcoming entrance porch opens into the hallway, where stairs rise to the first-floor landing and a useful understairs storage cupboard provides practical everyday storage.

The impressive lounge, measuring 22'9" x 12'3", offers a bright and inviting living space. French doors provide direct access to the rear garden, allowing natural light to flood the room, while a feature fireplace creates an attractive focal point, making this an ideal space for both relaxing and entertaining.

From the hallway, a separate sitting room measuring 13'6" x 11'3" offers additional reception accommodation and would lend itself perfectly as a family room, playroom, home office or formal dining room depending on individual requirements.

The spacious kitchen/breakfast room extends to 16'4" x 10'6" and is fitted with a range of wall and base level units complemented by work surfaces incorporating a sink and drainer with mixer tap. Additional features include an oven and hob with extractor fan over,

together with space for further appliances and ample room for informal family dining.

Leading from the kitchen is a useful utility room providing further space for laundry appliances and additional household storage.

Completing the ground floor accommodation is the family bathroom, measuring 10'8" x 5'5", fitted with a low-level WC, wash hand basin and bath.

The first-floor landing provides access to all five bedrooms and the shower room. The principal bedroom measures 13'8" x 12'2" and benefits from built-in storage cupboards, creating a comfortable and practical main bedroom suite.

Bedroom two measures 10'10" x 10' and offers excellent space for family members or guests. Bedroom three is a particularly generous double room measuring 13'6" x 11'2". Bedroom four measures 11'11" x 8'8", whilst bedroom five measures 10'4" x 6'9",

Serving the first floor is a shower room measuring 5'10" x 3'6", fitted with a low-level WC, wash hand basin and shower cubicle.

STEP OUTSIDE

Externally, the property enjoys excellent kerb appeal with a large frontage and driveway providing off-road parking for multiple vehicles. To the rear, the garden is fully enclosed and offers a high degree of privacy, being mainly laid to lawn with established flower beds, shrubs and a patio seating area.

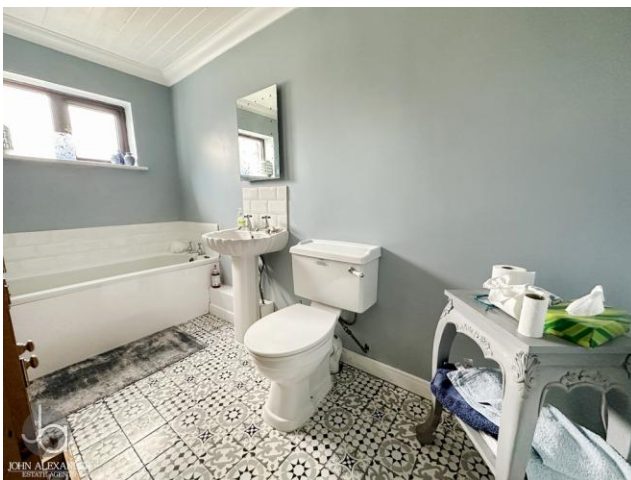


THE LOCATION

East Road is situated in the picturesque village of East Mersea on the beautiful Mersea Island. Surrounded by open countryside and coastline, the area offers a peaceful lifestyle with excellent opportunities for walking, sailing and enjoying the outdoors. West Mersea, with its range of shops, restaurants, cafés and amenities, is just a short drive away, while Colchester city centre and mainline railway links to London Liverpool Street are easily accessible.

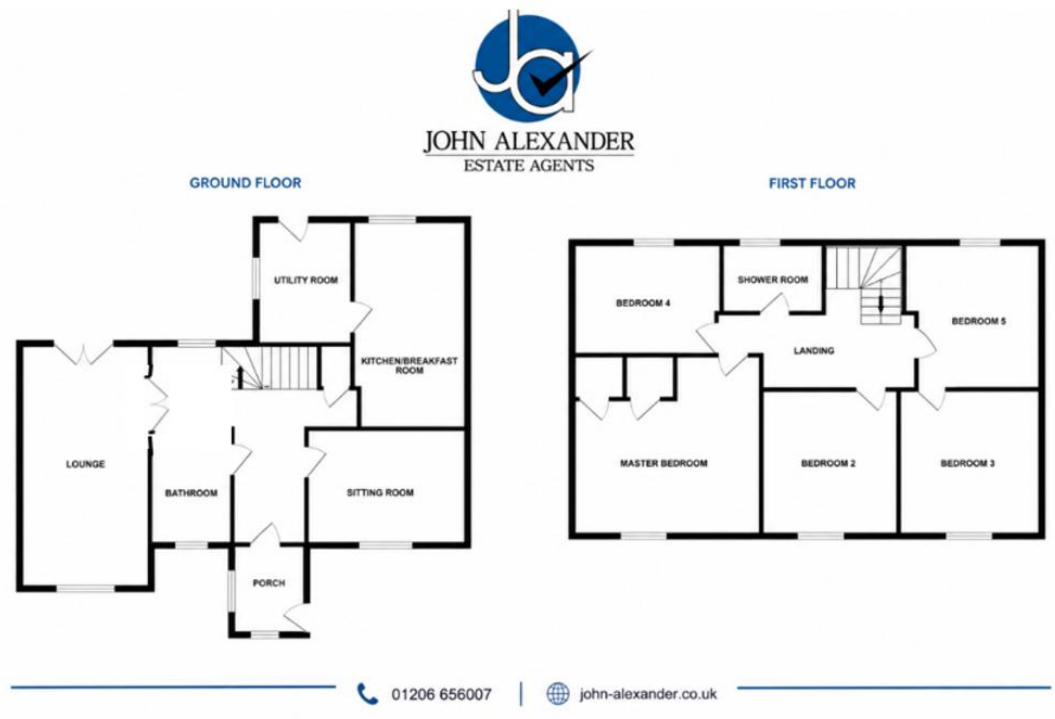
AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.





FLOORPLAN



DIRECTIONS

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