

oakheart



£650,000

Offers In Excess Of
Bromans Lane, East Mersea

Situated in the sought-after village of East Mersea, this attractive four-bedroom detached house enjoys a peaceful countryside setting with far-reaching rural views and is conveniently located a short distance from the country park.

Newly redecorated throughout, the property offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a generous lounge with a fireplace creating a welcoming focal point, together with a separate second lounge providing excellent additional living space. The well-appointed kitchen is complemented by a useful utility room, while a bright conservatory provides a pleasant space to relax and enjoy the surrounding

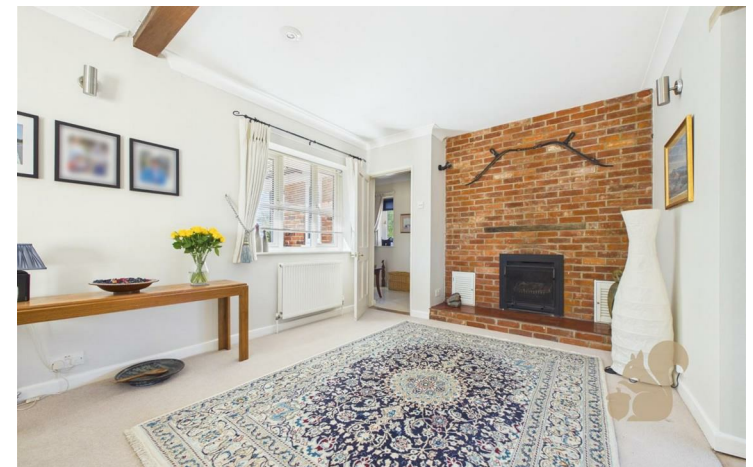
views. There is also a separate dining room, perfect for family meals and entertaining.

The ground floor also has a shower room and bedroom, which could equally be used as a study or home office, adds further flexibility to the accommodation.

Upstairs are three further bedrooms, including a principal bedroom benefiting from an en-suite, while useful eaves storage provides valuable additional space.

Externally, the property benefits from off-road parking and enjoys a pleasant rural outlook, with the surrounding countryside providing a tranquil backdrop. The nearby country park is just a short distance away, offering opportunities for walks and enjoying the outdoors.

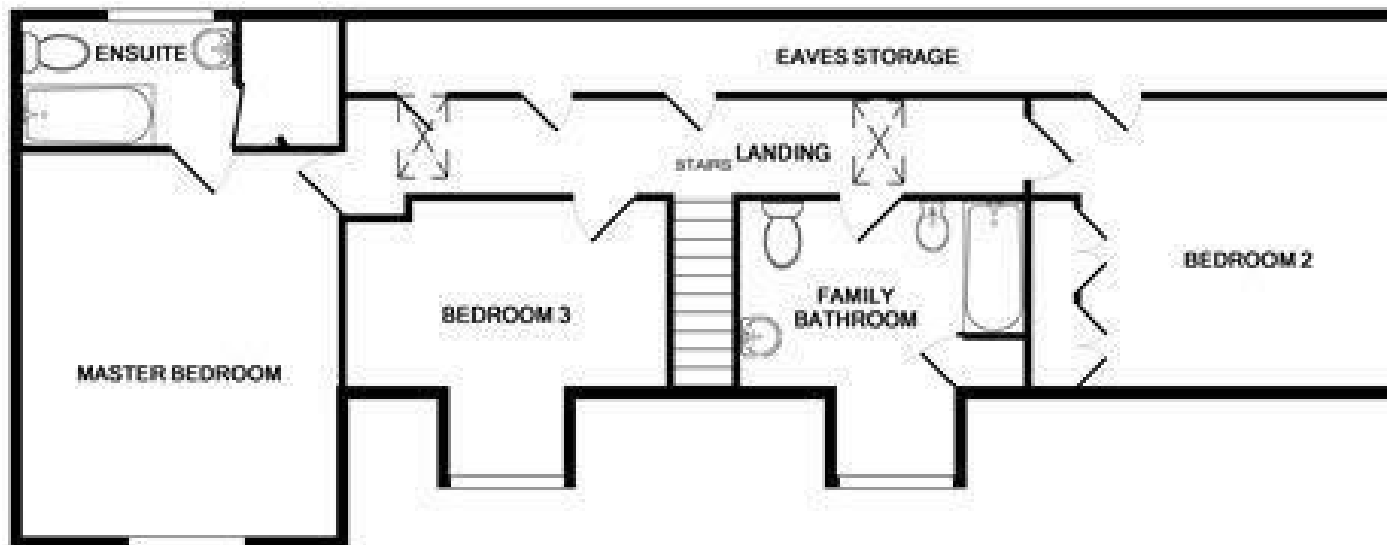
Combining generous and flexible living accommodation with four bedrooms, countryside views and a desirable East Mersea location, this beautifully refreshed detached home offers an excellent opportunity for those seeking a spacious home in a peaceful rural setting.











TOTAL APPROX. FLOOR AREA 87.5 SQ.M. (942 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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