

oakheart



£650,000

Asking Price

Blackwater Drive, West Mersea



Situated in the highly desirable Anchorage area of West Mersea, this impressive five-bedroom detached home occupies a quiet cul-de-sac position and offers generous, versatile accommodation ideal for family living. With off-road parking for multiple vehicles and a single garage, the property combines comfort, space, and convenience just a short walk from the island's popular pubs, restaurants, and coastal charm.

The ground floor features a spacious entrance hallway that leads into a well-proportioned living room measuring approximately 11'9" by 21'0", offering a welcoming space for relaxation and entertaining. A separate dining room, extending to 10'3" by 21'0", provides an ideal setting for family meals and

gatherings, with plenty of natural light enhancing the sense of space. A well-equipped boot room/utility room adds to the home's practicality, offering additional storage and access to outdoor areas.

Also located on the ground floor is a generously sized office, which can comfortably serve as a fifth bedroom, providing flexibility to suit the needs of modern family life. A well-appointed family bathroom completes the downstairs accommodation, perfect for guests or multi-generational living.

Upstairs, the first floor boasts four spacious double bedrooms, each offering ample space and natural light. The principal bedroom is a standout feature,

complete with its own en suite shower room and a walk-in dressing room, creating a private and luxurious retreat. A second family bathroom on this level ensures convenience for all household members.

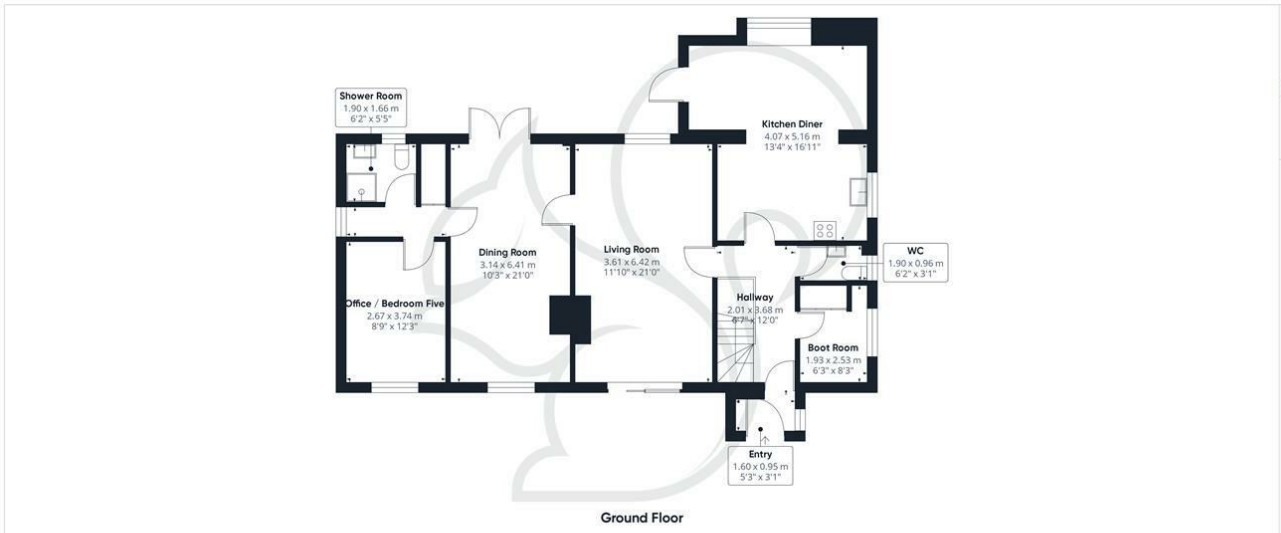
The property is presented with no onward chain, making for a smooth and straightforward purchase. Tucked away in a peaceful residential setting yet within easy walking distance of West Mersea's vibrant waterfront, this substantial home offers the perfect balance of tranquility and accessibility. Ideal for those looking to enjoy all the benefits of coastal village living in one of the island's most sought-after locations.



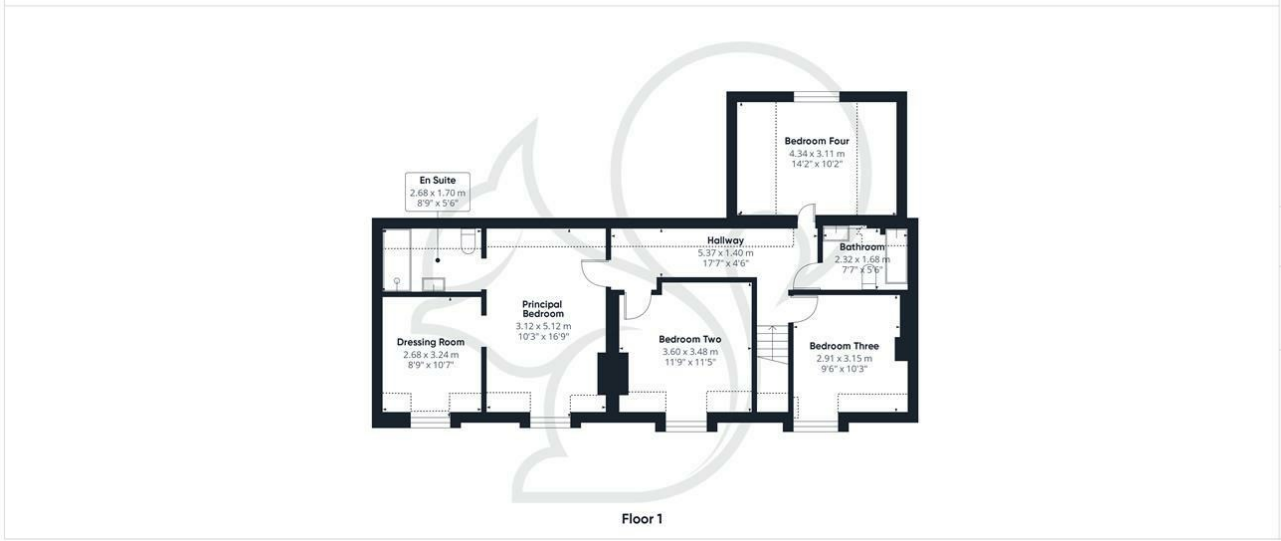








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>0)</sup>  
 175.7 m<sup>2</sup>  
 1890 ft<sup>2</sup>  
 Reduced headroom  
 16.1 m<sup>2</sup>  
 173 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:  
 Colchester  
 Tenure:  
 Freehold  
 Council Tax Band:  
 F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<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.