

oakheart



£440,000

Offers In Excess Of
Glebe View, West Mersea

Located on Glebe View, a highly regarded road within the sought-after Wellhouse Green Development, this beautifully presented four double bedroom townhouse was built by the reputable Mersea Homes and offers spacious, versatile accommodation arranged over three floors. The property enjoys open views across playing fields and surrounding countryside to the front, creating a particularly attractive outlook and stunning sunsets.

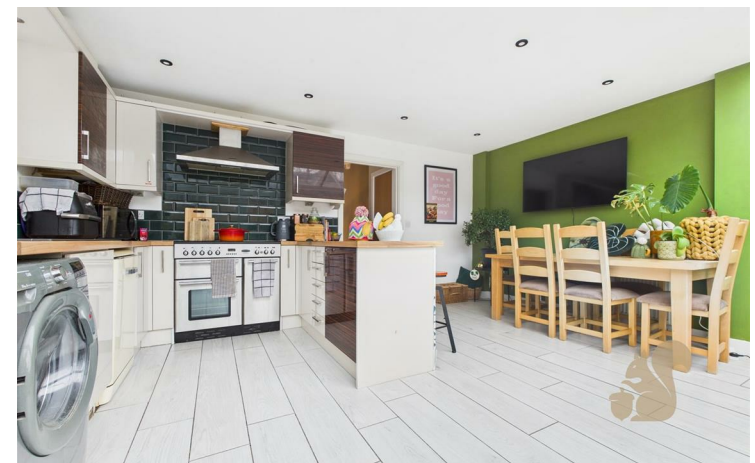
The ground floor is accessed via a welcoming entrance hall featuring high ceilings and a striking staggered staircase rising to the upper floors. The generous living room is filled with natural light and benefits from a dual-aspect design, including a bay window to the front and tiled flooring throughout. To

the rear, the bright and airy kitchen/dining room features a partially glazed roof and French doors opening directly onto the south-facing rear garden, making it an ideal space for both everyday living and entertaining. A recently refurbished ground floor cloakroom completes this level.

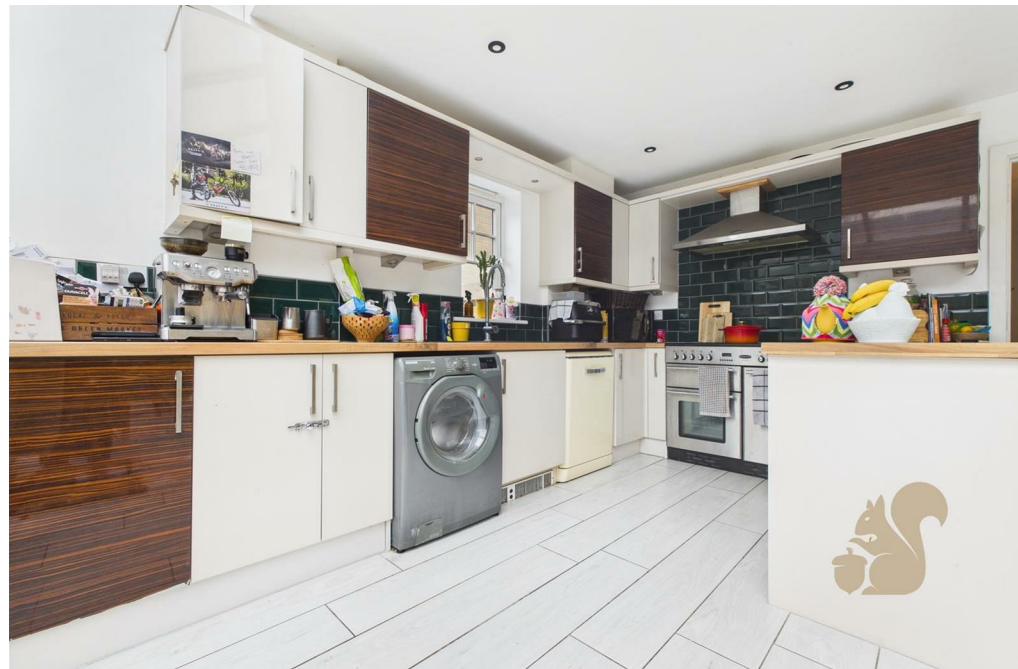
On the first floor, the principal bedroom enjoys a Juliette balcony overlooking the front aspect, along with an en-suite shower room and integrated wardrobes. A further double bedroom is also located on this floor, along with a well-appointed bathroom featuring Jack and Jill access from both the bedroom and the landing.

The second floor provides two additional spacious double bedrooms, including an impressive fourth bedroom, offering far-reaching views. A contemporary shower room completes this level.

Externally, the property benefits from a block-paved driveway to the side and a paved area to the immediate front. The landscaped rear garden is south facing and features a variety of established trees and shrubs, creating a private and attractive outdoor space.











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Approximate total area⁽¹⁾

138.1 m²

1486 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(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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