

oakheart



£875,000

Asking Price

Victory Road, West Mersea

Set in the desirable Anchorage location on Victory Road, this exceptional five-bedroom detached home has been thoughtfully renovated throughout to create a spacious and beautifully presented residence, perfect for modern family living. Arranged over three well-planned storeys, the property combines contemporary finishes with character features, offering both style and comfort in equal measure.

The ground floor opens into a welcoming entrance hall that leads through to the heart of the home – a generous open-plan kitchen and family room. This impressive space has been designed with both everyday living and entertaining in mind, featuring high-quality fittings, integrated appliances, and plenty of space for dining and relaxation. Large windows and glazed doors bring in an abundance of natural light and provide views out to the landscaped rear garden, creating a seamless connection between indoor and outdoor living.

Adjacent to the kitchen, the lounge offers a warm and inviting retreat with a log burner that adds a cosy focal point to the room, making it the perfect space to unwind on cooler evenings. Throughout the home, careful attention has been paid to the finishes and detailing, with a consistent sense of quality and elegance in every room.

The accommodation is arranged over three floors, providing flexibility for a growing family or those working from home. There are five well-proportioned bedrooms, two of which benefit from stylish en suite shower rooms, offering comfort and privacy for both family members and guests. The remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress with a beautifully landscaped garden that offers a peaceful and private outdoor space, ideal for children to play or for entertaining during the warmer months. To the front, there is off-road parking for multiple vehicles, providing a practical solution for busy households.







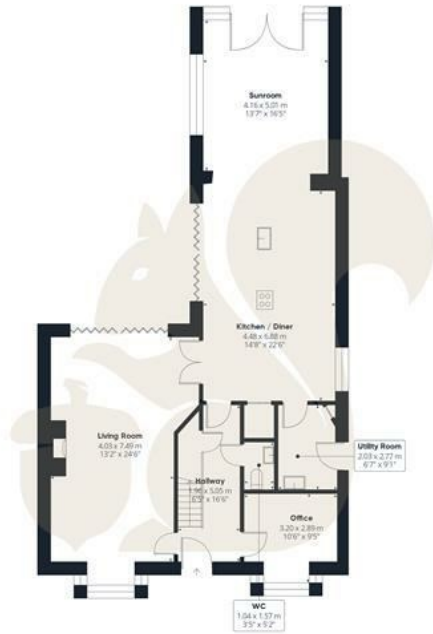












Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

228.7 m²

2461 ft²

Reduced headroom

4.7 m²

50 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:
F



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <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.

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