

oakheart



£675,000

Offers In Excess Of
High Street North, West Mersea, Colchester

Situated along the sought-after High Street in the charming coastal setting of West Mersea, this impressive four double bedroom detached residence offers an exceptional blend of space, style and practicality, perfectly suited to modern family living. The property is centred around a superb, spacious high-specification kitchen and family room, designed to be the hub of the home, with contemporary finishes and ample room for dining and entertaining, all while enjoying direct access out to the attractive rear gardens. A separate sitting room provides a more

formal yet comfortable space to relax, while a well-equipped utility room and a convenient ground floor cloakroom enhance the home's day-to-day functionality.

Upstairs, the property continues to impress with four generously sized double bedrooms, including a luxurious principal suite complete with a walk-in wardrobe and a stylish en suite shower room, creating a private and tranquil retreat. The remaining bedrooms offer excellent versatility for family members or

guests, all served by well-appointed accommodation.

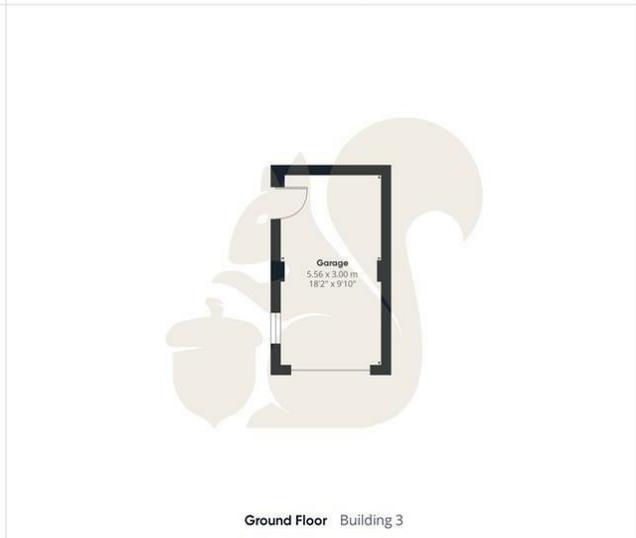
Externally, the home boasts a beautifully arranged garden space, featuring a superb BBQ and outdoor entertainment area, ideal for social gatherings and al fresco dining. In addition, a self-contained garden office provides the perfect solution for home working or creative pursuits. To the front, a substantial driveway offers parking for multiple vehicles and leads to a detached garage, completing this outstanding home in a highly desirable location.











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Main building GLA[®]
 149.42 m²
 1608.37 ft²

Main building total
 149.42 m²
 1608.37 ft²

Bonus space
 31.83 m²
 342.62 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Tenure:
 Freehold
 Council Tax Band:
 E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.