

oakheart



£400,000

Asking Price

Queen Anne Drive, West Mersea,

Located within a quiet cul de sac in West Mersea this beautifully extended four-bedroom semi-detached home, offering generous and highly versatile accommodation ideally suited to modern family living. The property enjoys a private setting while remaining conveniently located for local amenities and coastal surroundings.

The home has been tastefully extended to create a bright and spacious interior, with a particularly impressive lounge diner that provides an ideal space for both everyday living and entertaining. The layout is

thoughtfully designed to maximise flexibility, featuring two well-appointed kitchens that offer excellent potential for multi-generational living, guest accommodation, or adaptable lifestyle needs.

A standout feature of the property is the garden room, which overlooks the south-facing rear garden and provides a relaxing space filled with natural light throughout the day. The outdoor space itself is a real highlight, enjoying a sunny aspect that makes it perfect for outdoor dining, gardening, or simply unwinding in a tranquil setting.

The accommodation is arranged to offer excellent practicality, with shower rooms located on both the ground and first floors, enhancing convenience for busy households. Each of the four bedrooms is well-proportioned, allowing for comfortable family living or home working where required.

Overall, this is a superb opportunity to acquire a spacious and flexible home in a desirable and peaceful location, with the added benefit of thoughtful extensions and a sunny, private garden.



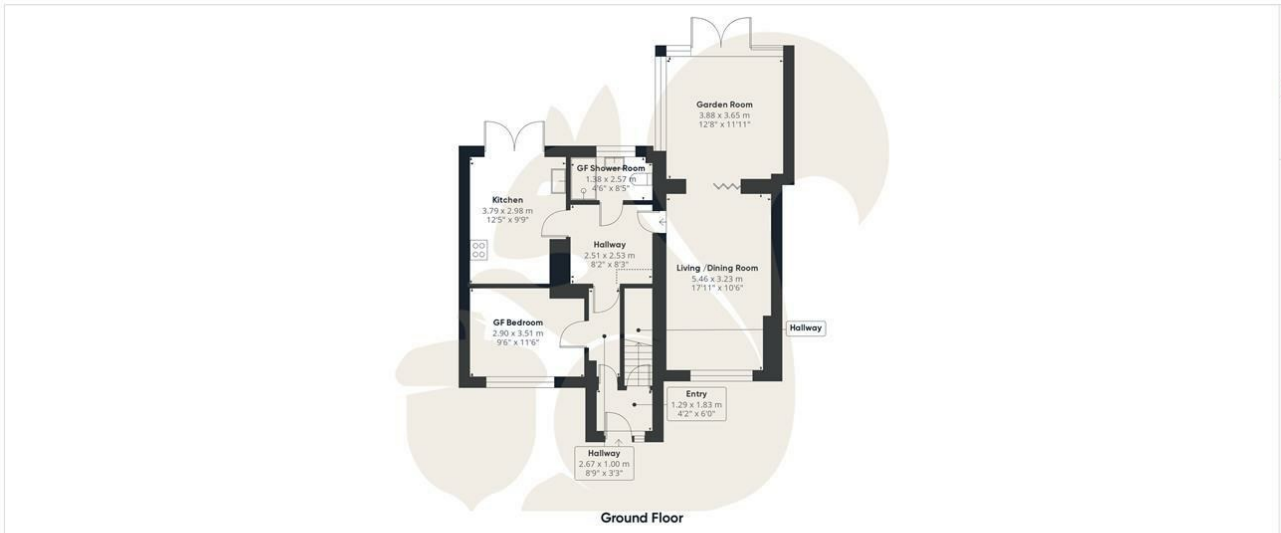






All you need is love.....





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GLA¹⁾
 119.27 m²
 1283.83 ft²

Total
 133.73 m²
 1439.41 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:
 D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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.