

oakheart



£700,000

Guide Price

Empress Avenue, West Mersea



Guide Price £700,000 - £750,000

Situated on the highly regarded Empress Avenue, this beautifully presented five-bedroom detached house occupies a generous corner plot and offers a thoughtfully designed layout ideal for modern family living. The home effortlessly combines space, light, and comfort, with a versatile interior that caters to both everyday living and entertaining.

Upon entering, you are welcomed by a spacious hallway that sets the tone for the rest of the property. The ground floor features a bright and airy lounge, positioned to the front of the house, providing an elegant yet cosy space to

relax. Towards the rear, the heart of the home is the semi open-plan kitchen and dining area, designed to encourage sociable living. The kitchen is well-appointed with contemporary fittings and ample storage, while the adjoining dining area benefits from a seamless flow, creating a perfect setting for family meals and gatherings.

Adding to the flexibility of the living space is a separate snug, offering a relaxed retreat ideal for informal lounging, a playroom, or even a quiet reading nook. There is also a dedicated office on the ground floor, providing a private and practical space for home working or study.

Upstairs, the principal bedroom is generously proportioned and features a modern ensuite shower room, creating a luxurious and private sanctuary. Three further well-sized bedrooms offer comfortable accommodation, all serviced by a stylish family bathroom.

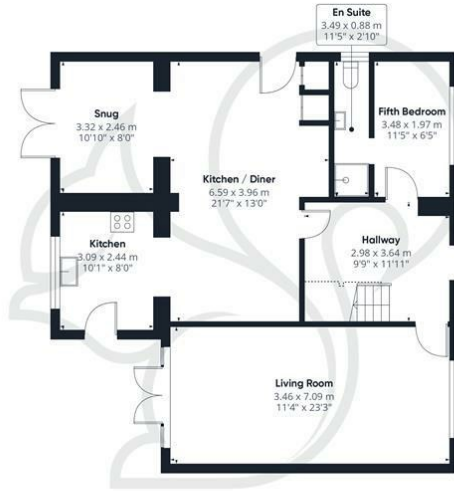
Externally, the property truly shines with its beautifully maintained south-facing garden, enjoying sunlight throughout the day and offering an inviting space for outdoor dining and relaxation. The garden wraps around the house thanks to the corner plot position, adding a sense of openness and privacy rarely found in suburban homes.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

150.4 m²
1617 ft²

Reduced headroom

1.8 m²
19 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		
(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.

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