



**Brambles, Willoughby Avenue, West Mersea,
COLCHESTER, CO5 8AU**

welcome to

Brambles, Willoughby Avenue, West Mersea, COLCHESTER

This stunning four bedroom detached family home is situated in a private road leading down to the beach, in the popular waterside town of West Mersea. This lovely home is presented in excellent decorative order throughout and backs onto park land.



Early viewing is advised of this beautifully presented and spacious detached house situated in the popular seaside town of West Mersea, which benefits from local amenities such as doctor, dentist, pubs, restaurants, Tesco, CO-OP, Boots and local school, as well as lovely coastal walks and a close-knit community.

Ground floor accommodation comprises entrance hall, cloakroom, living room with bay window, study, large open plan kitchen/diner which is light and airy with doors to the garden, and utility room.

The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom.

To the front there is a generous driveway providing ample off street parking as well as a garage. The property benefits from large rear garden with open views to the rear providing a lovely space for relaxing and entertaining.

Entrance Door To:

Entrance Lobby

Wall mounted coat hooks, door to:

Entrance Hall

Stairs to first floor, built-in storage cupboard under, laminate flooring, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, laminate flooring.

Living Room

19' 7" max into bay x 13' 11" max (5.97m max into bay x 4.24m max)

Feature double glazed bay window to front, two double glazed windows to side, radiator, feature fireplace with log burner.

Study

7' 10" x 6' 8" (2.39m x 2.03m)

Double glazed window to front, fitted desk with eye level storage cupboards and shelving, radiator.

Kitchen / Breakfast Room

31' 6" max x 16' 6" max (9.60m max x 5.03m max)

Velux roof window, bespoke range of eye and base level units, granite work surfaces, inset sink unit with mixer tap, integrated double eye level ovens, inset hob with extractor over, integrated American style fridge/freezer, breakfast bar, double glazed window to rear, double glazed doors to rear leading to garden, laminate flooring, underfloor heating, ceiling spotlights, double doors to hallway, door to:

Utility Area

7' 4" max x 6' 11" max (2.24m max x 2.11m max)

Eye and base level units, roll top work surfaces, space for washing machine and tumble dryer, radiator, laminate flooring, fuse box, door to Garage.

First Floor Accommodation

Landing

Double glazed window to side at halfway point of staircase, radiator, loft access, inset spotlights, walk-in storage cupboard, doors to:

Bedroom One

13' 1" from wardrobe into bay x 10' 11" (3.99m from wardrobe into bay x 3.33m)

Double glazed bay window to front, radiator, built-in wardrobes, four wall lights, sea views, door to:

En Suite

Obscure double glazed window to side, low level w.c., wash hand basin set into vanity unit and double shower cubicle, radiator, laminate flooring, extractor fan.

Bedroom Two

15' 11" x 7' 1" + cupboard (4.85m x 2.16m + cupboard)

Double glazed window to rear, radiator, built-in cupboard housing hot water cylinder, sea views.

Bedroom Three

10' 7" max x 10' 5" max (3.23m max x 3.17m max)

Double glazed window to rear, radiator, double built-in wardrobe, sea views.

Bedroom Four

11' 3" x 7' 11" (3.43m x 2.41m)

Two double glazed windows to front, radiator, sea views.

Bathroom

Obscure double glazed window to side, four piece suite comprising shower cubicle, low level w.c., pedestal wash hand basin and panelled bath with mixer tap and shower attachment, heated towel rail, extractor fan.

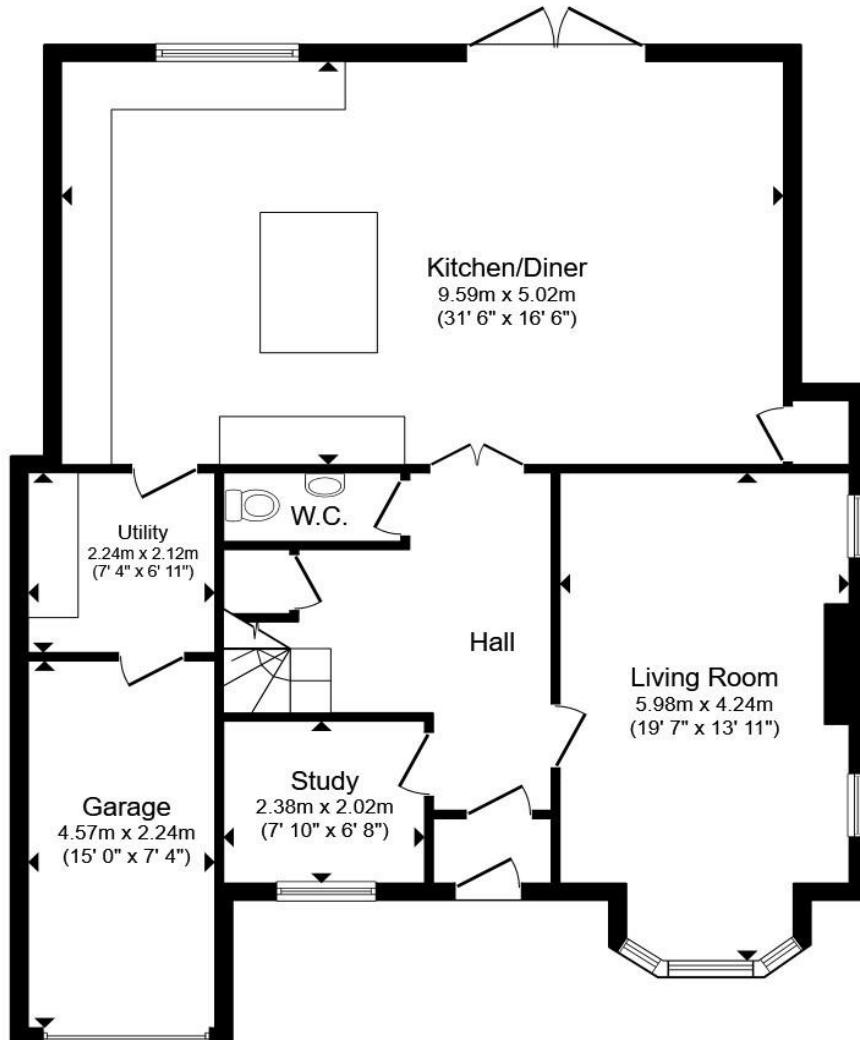
Outside

Front

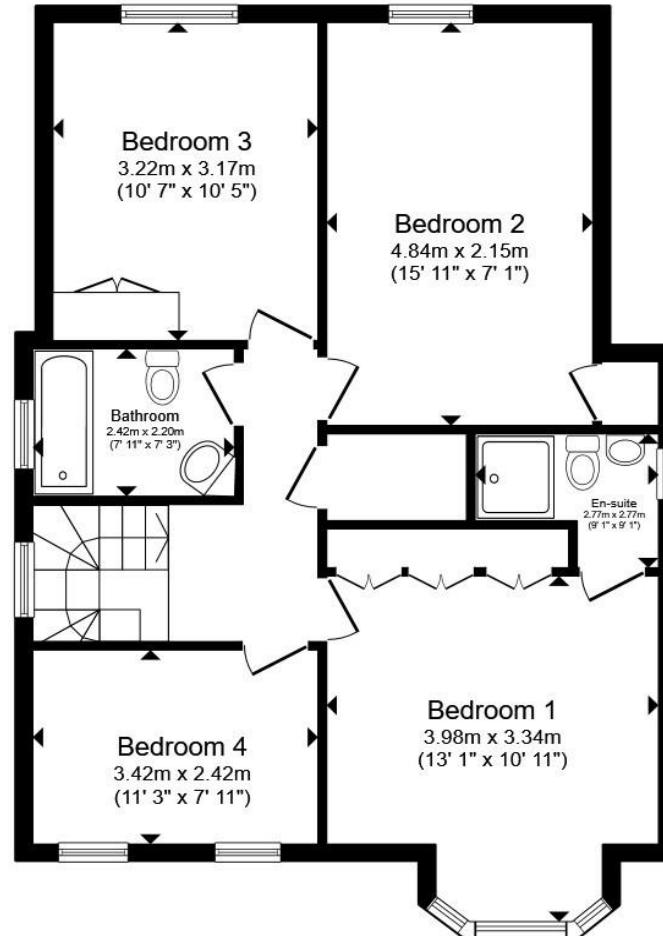
Large driveway providing off road parking and leading to large garage with electric up and over door, power and light connected and loft storage space.

Rear

There is a large rear garden which is laid to lawn with patio area, mature flower and shrub borders, timber storage shed, all enclosed by panel fencing. There is a rear access gate providing rear access to parkland.



Ground Floor



First Floor

Total floor area 175.3 m² (1,887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





check out more properties at williamhbrown.co.uk



welcome to

Brambles, Willoughby Avenue, West Mersea COLCHESTER

- Spacious Open Plan Kitchen/Diner
- Living Room & Study
- Cloakroom & Utility Room
- Four Bedrooms
- En Suite & Bathroom
- Ample Driveway & Garage
- Large Rear Garden With Open Views

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£850,000



check out more properties at williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CCS120974 - 0003

william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk