

oakheart

£1,000,000

Offers In Excess Of
Empress Avenue, West Mersea



Situated just moments from the beach, this residence offers the best of coastal living. Whether you're strolling along the shore or enjoying the lush greenery of the garden, this property provides a peaceful sanctuary within easy reach of the natural beauty that West Mersea has to offer. This stunning residence that effortlessly combines luxurious living with coastal charm. This exquisite property boasts four double bedrooms and four bathrooms, ensuring spacious and comfortable accommodation for the discerning homeowner.

Upon entering, you are greeted by an impressive hall and a galleried landing that sets the tone for the elegance and style that defines this home. The heart of the house is undoubtedly the bespoke hand-built kitchen family room, a

perfect blend of craftsmanship and functionality. The bi-folding doors seamlessly connect this space to the west-facing garden, creating a harmonious indoor-outdoor flow, perfect for entertaining or enjoying tranquil moments in the sunshine.

In addition to the kitchen family room, the property features a separate lounge and dining room, providing versatile spaces for both intimate gatherings and larger social occasions. The design of the home ensures that every room is infused with natural light, creating an airy and inviting atmosphere throughout.

For those who need a dedicated workspace, a home office in the garden offers a serene and productive environment. This thoughtful addition allows for a perfect work-life balance, surrounded by the beauty of the outdoors.

Practicality meets style with a well-appointed utility room and boot room, offering convenience and organization to meet the demands of modern living. The tree-lined avenue leading to the property enhances the sense of tranquility and charm, making every return home a delight.

Experience the epitome of contemporary living, where every detail has been carefully curated to ensure comfort, style, and a seamless connection to the coastal surroundings.









Local Authority:

Colchester

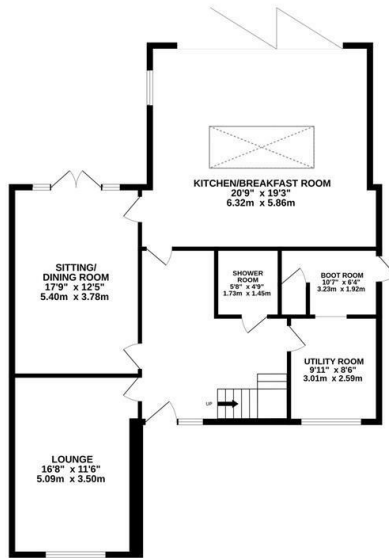
Tenure:

Freehold

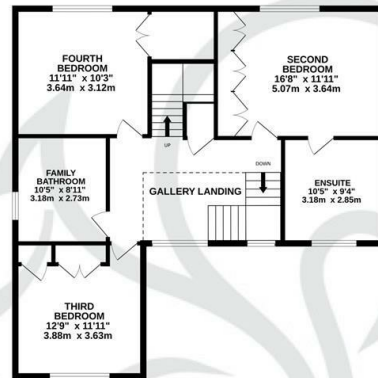
Council Tax Band:

G

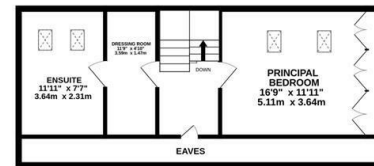
GROUND FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



2ND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2602 sq.ft. (241.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(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	

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