



**NP** NICHOLAS  
PERCIVAL

**For Sale.** 12A Kingsland Road  
West Mersea, Colchester, Essex, CO5 8RB

Incorporating **BS** BIRCHALL  
STEEL



## 12A Kingsland Road, West Mersea, Colchester, Essex, CO5 8RB

Set back from the road and enjoying a generously sized plot is this detached five bedroom family home situated sought after coastal location of West Mersea.

The property offers flexible living including a spacious sitting room, open plan kitchen / family / dining room, ground floor bedroom with ensuite and two further bedrooms with ensuite facilities.

Ample parking is provided by both a large block paved driveway and garage with electronic door.

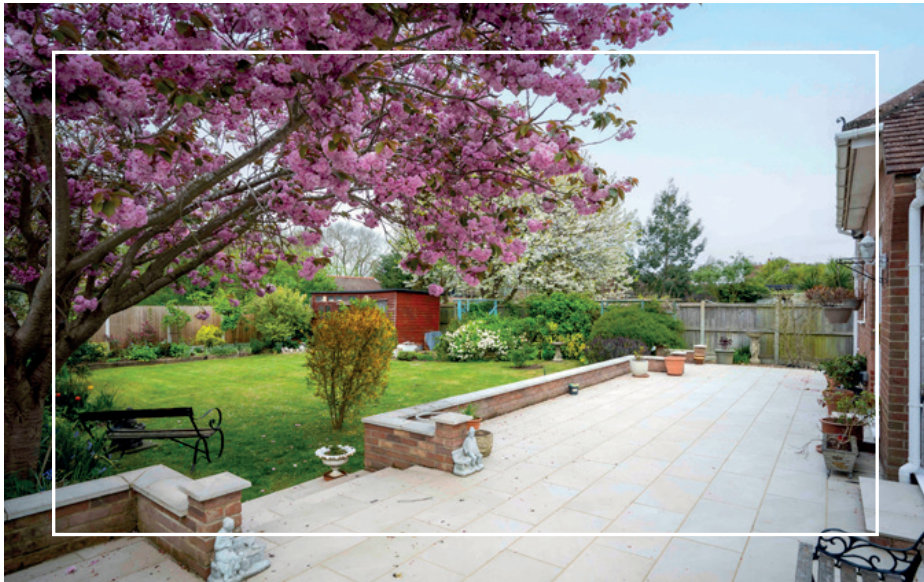
The enclosed mature rear garden benefits from a Westerly aspect.

**Gas Central Heating | EPC D | Restrictive Covenants Apply**  
**Council Tax Band F | Tenure Freehold**

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## The Heart of the Home

A storm porch welcomes you into the property, opening into a spacious entrance hallway. Double doors lead through to the very large sitting room, which serves as the central focus of the home. This room features a gas fire that could easily be replaced or converted back into an open fireplace or log burner, if desired.

To the rear, doors lead through to the conservatory that has the added comfort of underfloor heating. From the conservatory one can gain access to the open plan kitchen / family / dining room. The kitchen boasts a granite topped island and integrated appliances including a NEFF double oven, NEFF induction hob, there is also an accompanying extractor hood, integrated fridge / freezer and SMEG dishwasher. Ample storage is provided by a good array of cupboards and drawers all set within the granite worksurface within which is set a Butler sink. French doors provide access to the sun terrace. Further storage and work space is provided in the pantry and utility room, within which space and plumbing are provided for both a free standing washing machine and free standing tumble dryer.

The accommodation on offer is particularly flexible for multi-generational families as there is a ground floor double bedroom with ensuite that is comprised of a double shower with rainfall shower head and mixer hose attachment, bidet, hand basin set within a vanity unit and wc. The separate cloakroom completes the ground floor.

Ascending the stairs to the first floor the very spacious dual aspect principal bedroom is to the front of the property and the accompanying en-suite is comprised of a bath with mixer hose attachment, bidet, handbasin set within a vanity unit and wc.

The second bedroom with fitted wardrobes also benefits from an ensuite with shower cubicle featuring both rainfall shower head and mixer hose attachment, handbasin set within a vanity unit and wc. Bedroom three is a double and the fourth bedroom a single.

The family bathroom completes the internal accommodation is comprised of a bath with shower hose attachment, separate double shower with both rainfall head and mixer hose, pedestal handbasin and wc.

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### 12A Kingsland Road

West Mersea, Colchester, Essex

Sat-Nav Ref: **CO5 8RB**

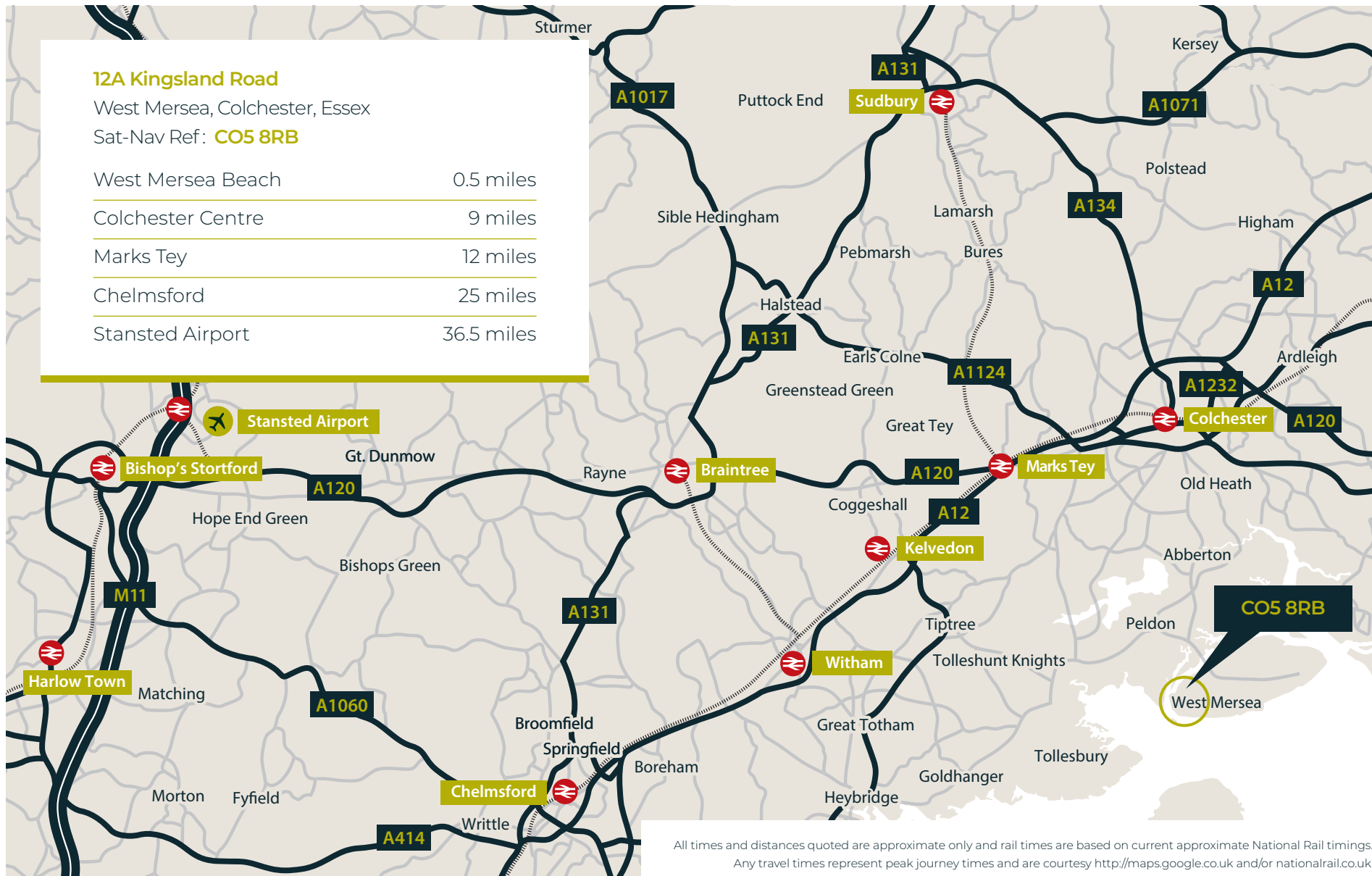
West Mersea Beach 0.5 miles

Colchester Centre 9 miles

Marks Tey 12 miles

Chelmsford 25 miles

Stansted Airport 36.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



## Location

Mersea Island is an affluent thriving coastal settlement at the mouth of the Blackwater Estuary. The island has a well-regarded primary school, as well as excellent public transport links to the City of Colchester, with its outstanding choice of both highly sought after grammar and private secondary schooling options.

Mersea Island is renowned for its wide variety of seafood establishments, as well as the broad range of sailing facilities including the yacht club. The picturesque beaches at both West and East Mersea, as well as the idyllic sea wall that surrounds the majority of the island offer a beautiful vista of the Blackwater Estuary.

A full range of shops and amenities can be found in the village centre at West Mersea, including both Co-Op and Tesco supermarkets, doctors' surgery, dentists, several pharmacies and of course a wide choice of public houses, independent coffee shops, tea rooms and restaurants.







## Outdoor Living

The property is approached via a gated, block paved driveway that provides ample off-road parking for numerous vehicles in addition to the garage that benefits from an electronically operated door, power and light are connected.

The enclosed rear garden enjoys a Westerly aspect and the sun terrace adjacent to the property spans its full width, making an ideal space for the entertainment of family and friends.

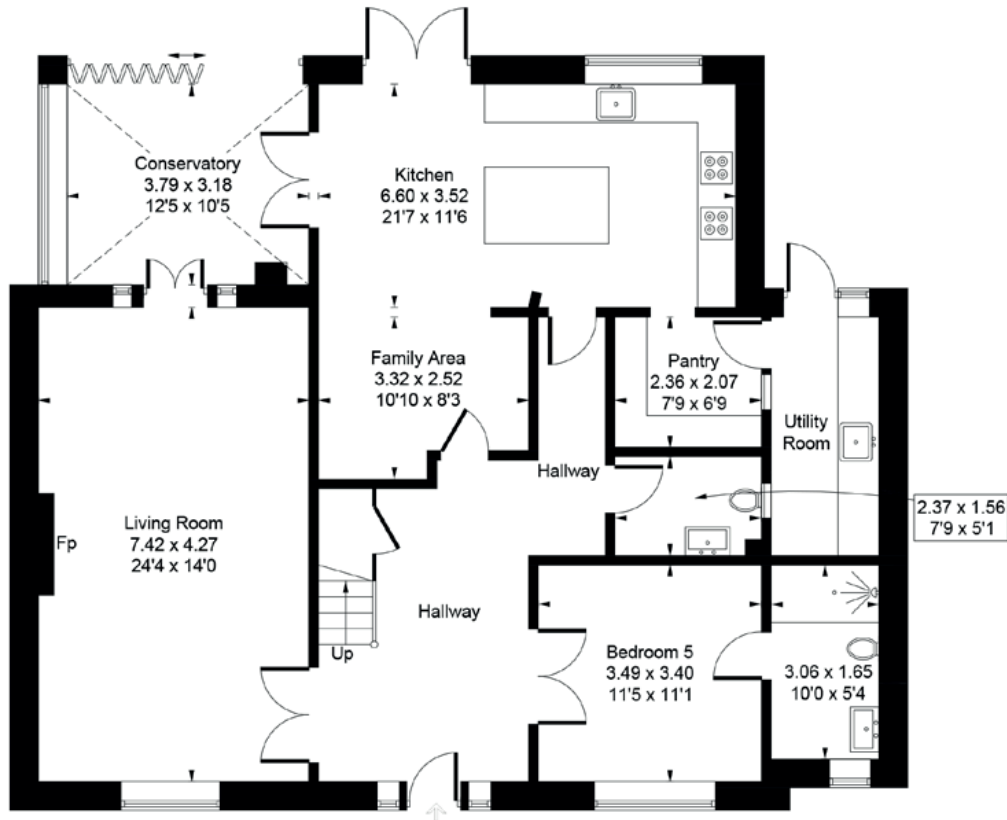
Steps from the sun terrace lead to the garden which is mainly laid to lawn flanked by beds and borders featuring a range of mature shrubs and trees.

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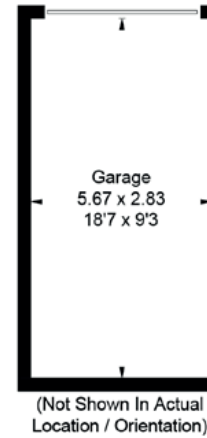




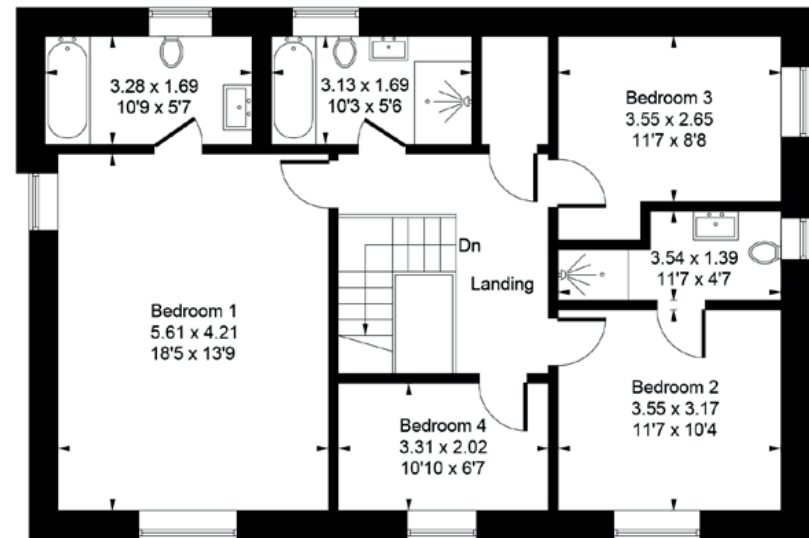




Ground Floor



Garage



First Floor

## 12A Kingsland Road, West Mersea, CO5 8RB

Approximate Gross Internal Area = 2178.49 sq ft / 2023.9 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 2351.49 sq ft / 2040.0 sq m



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

**Agents Notes.**

Please Note The Gas Fire in The Sitting Room Does Not Work. Restrictive Covenants Apply. Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position. Other charges such as solicitors' fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.