

oakheart



£825,000

Offers In Excess Of  
Willoughby Avenue, West Mersea

Situated along the highly sought-after private stretch of Willoughby Avenue, this exceptional four-bedroom detached residence offers an enviable blend of coastal living and contemporary design, just a short stroll from the beach. Immaculately presented throughout, the property has been thoughtfully designed to provide both stylish and practical family living.

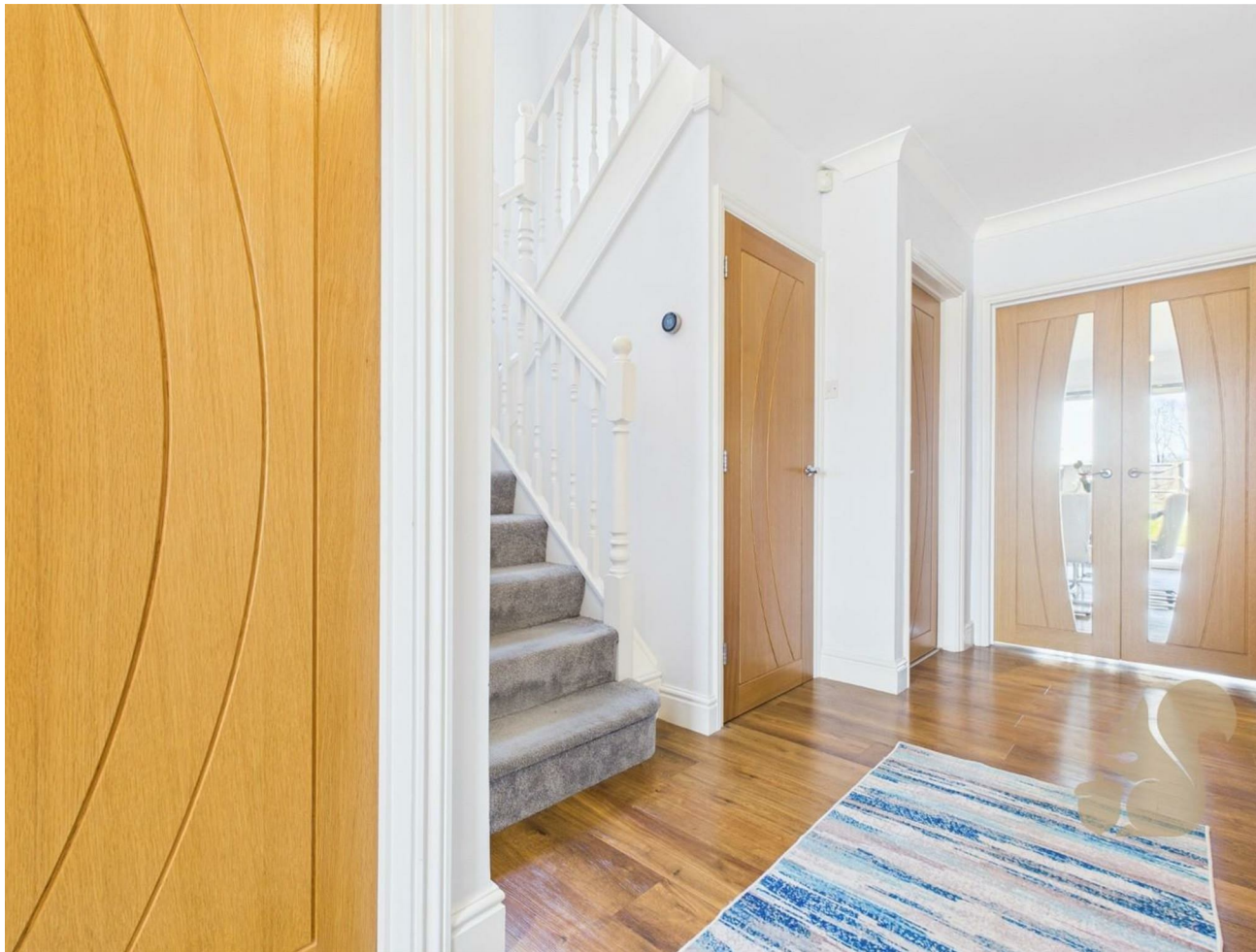
At the heart of the home is a stunning open plan kitchen and family room, beautifully appointed with high-quality fittings and flooded with natural light. Expansive bifold doors open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow ideal for entertaining or relaxed family life. Complementing this space is a separate living room, offering a calm and

comfortable retreat, along with a dedicated study, ideal for home working.

The ground floor further benefits from a well-equipped utility room with direct access to the integral garage, enhancing convenience and functionality. Upstairs, the principal bedroom enjoys the luxury of a private ensuite, while three additional generously sized bedrooms are served by a family bathroom.

Externally, the property continues to impress with ample off-road parking for multiple vehicles and a well-maintained garden that provides a private and tranquil setting. The inclusion of solar panels adds an energy-efficient advantage, reducing running costs while supporting sustainable living.

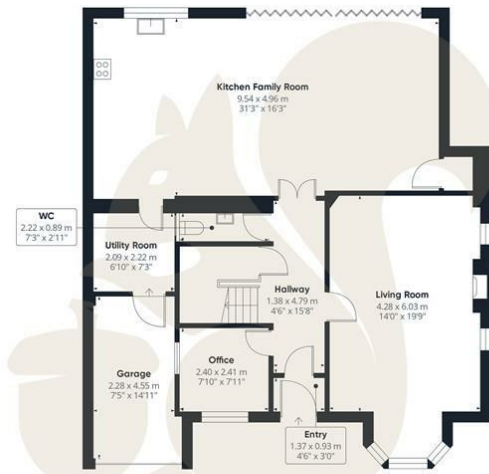
This outstanding home combines a prime coastal location with elegant interiors and practical features, making it a rare opportunity to acquire a turnkey property in one of the area's most desirable addresses.



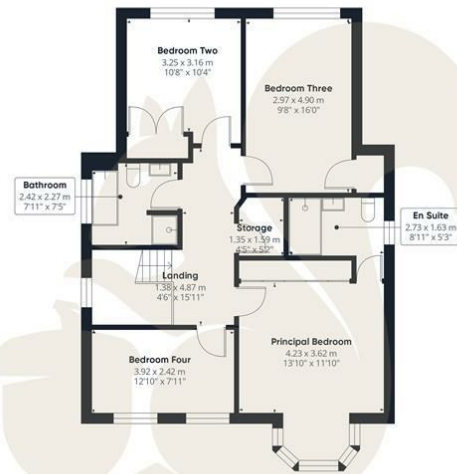








Ground Floor



Floor 1



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**GLA<sup>®</sup>**  
 199.32 m<sup>2</sup>  
 2145.47 ft<sup>2</sup>  
**Total**  
 210.26 m<sup>2</sup>  
 2263.17 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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:  
F

**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | <b>85</b>               | <b>85</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | 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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