

oakheart



£1,250,000

Asking Price

Empress Avenue, West Mersea





This impressive five bedroom detached residence on Empress Avenue has been architect designed and renovated to an exceptional standard, combining elegant design with practical family living. From the moment you arrive, the sense of space is evident, beginning with a large and welcoming entrance hall with a central staircase sets the tone for the rest of the house. The ground floor offers a beautifully appointed lounge ideal for relaxing, alongside a separate study that provides a quiet and comfortable space for home working or reading.

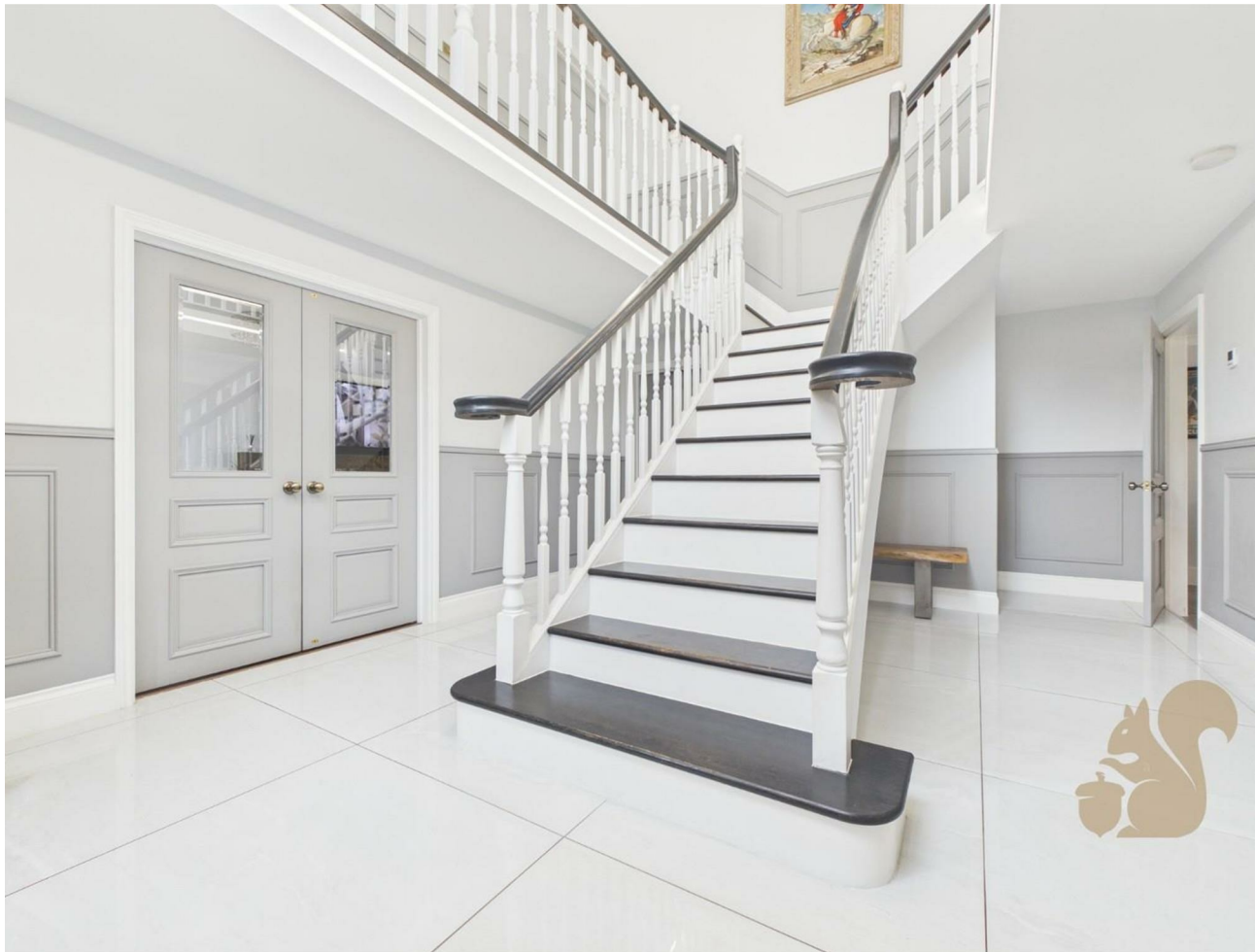
At the heart of the property is a stunning open plan kitchen and family room, designed for modern living and entertaining, with high-quality finishes,

generous worktop space and seamless flow for everyday life and social occasions. Also on the ground floor is a well-proportioned bedroom, perfect for guests, multigenerational living or flexible use. Practicality has been thoughtfully considered with a combined utility and boot room, complete with a fitted dog shower, making it ideal for families, pet owners and outdoor enthusiasts. Underfloor heating runs throughout the ground floor, providing comfort and efficiency year-round.

Upstairs, the property continues to impress with four spacious double bedrooms, all finished to a high standard. The principal bedroom is a standout feature, offering a luxurious retreat with a walk-in wardrobe and a stylish

ensuite bathroom. The remaining bedrooms are well sized and served by beautifully finished bathroom facilities, making the layout ideal for family life.

Externally, the house benefits from a west-facing garden, perfect for enjoying afternoon and evening sun, whether entertaining or relaxing outdoors. To the front, there is off-street parking for multiple vehicles, adding further convenience. This is a superbly finished home in a sought-after location, offering space, quality and thoughtful design throughout.















Ground Floor



Floor 1



Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

|                                                    | Current                                                                             | Potential                                                                            |
|----------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                                                                                     |                                                                                      |
| (92 plus) <b>A</b>                                 |                                                                                     |   |
| (81-91) <b>B</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<br>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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