

oakheart



£1,000,000

Guide Price

Firs Hamlet, West Mersea



Guide Price £1,000,000 - £1,100,000

Welcome to this beautifully renovated and extended four-bedroom detached residence, nestled in the sought-after location of Firs Hamlet. This charming property effortlessly combines contemporary features with classic touches, creating a warm and inviting home perfect for families seeking space, privacy, and refined comfort.

As you approach, you are greeted by a spacious off-road parking area, ensuring convenience for multiple vehicles. Entering the home, a sense of openness is immediately apparent, leading to a stunning gallery landing that adds both elegance and natural light to the heart of the house. The ground floor boasts two additional reception rooms, providing versatile spaces ideal for use as a study, formal dining room, or cozy

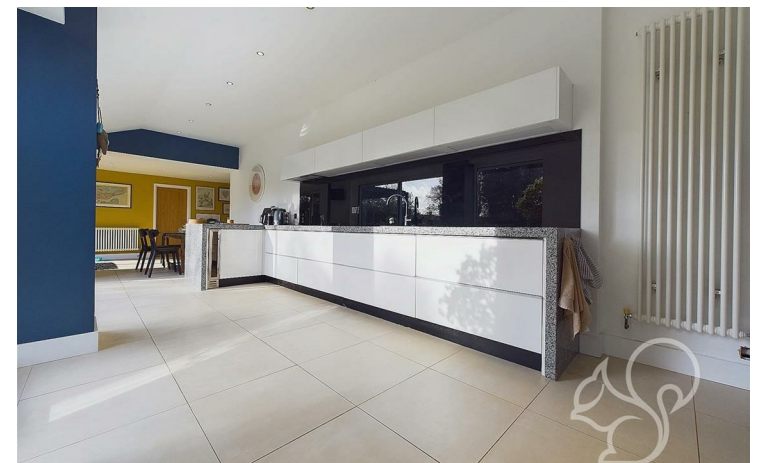
family sitting room. The main living area flows seamlessly, offering ample room for entertaining and day-to-day relaxation, while large windows bathe the rooms in sunlight throughout the day.

The kitchen is thoughtfully designed with modern cabinetry, high-end appliances, and space for casual dining. Adjacent to the kitchen, a practical utility room offers additional storage and laundry facilities, helping to keep the home organised and functional. A convenient shower room on the ground floor adds further flexibility and comfort. Additionally, a fully self-contained annex, offers fantastic potential for multi-generational living, a guest suite or a rental opportunity.

The upstairs is equally impressive, with four generously-sized bedrooms, three of which

feature built-in wardrobes that maximize space and provide elegant storage solutions. The master suite is a true sanctuary with vaulted ceilings that enhance the sense of space and an ensuite bathroom for added privacy.

Outside, the south-facing garden has been landscaped for easy maintenance and outdoor enjoyment, featuring areas for seating, gardening, or children's play, and the extensive front driveway supports parking for multiple vehicle



















Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

308.99 m<sup>2</sup>  
3325.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <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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