

oakheart



£1,100,000

Asking Price

Beach Road, West Mersea

Situated in a highly sought-after and rarely available position along Beach Road in the popular coastal town of West Mersea, this impressive four double bedroom detached family home offers spacious and versatile accommodation, complemented by landscaped gardens, a circular driveway and a detached double garage.

The property provides well-proportioned living space including three reception rooms comprising a bright dual aspect lounge, a separate dining room ideal for entertaining, and a study suited to home working. The heart of the home is a high specification fitted kitchen with a range of modern units and integrated appliances, complemented by a separate utility room. A ground

floor cloakroom adds further convenience for everyday family living.

A notable addition is the recently constructed garden room extension, creating a light-filled space overlooking the rear garden and offering a wonderful area for relaxing or entertaining throughout the year.

Upstairs, the property offers four generous double bedrooms, including a principal bedroom with en-suite bathroom and a second bedroom with en-suite shower room, with the remaining bedrooms served by a family bathroom.

Externally, the landscaped rear garden provides a private and attractive outdoor setting, while the circular driveway offers ample off-road parking and access to the double garage.

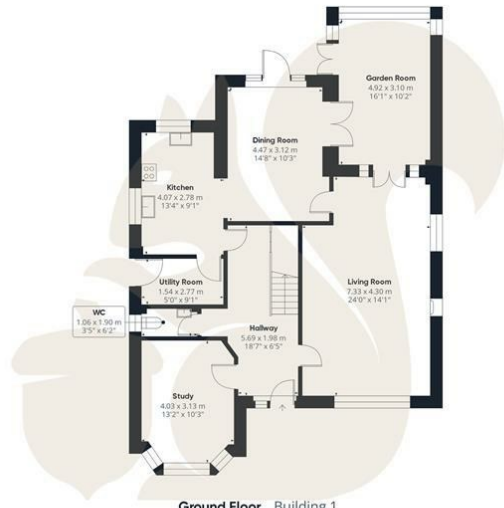
Located within easy reach of the coastline and local amenities of Mersea Island, this property represents a rare opportunity to acquire a substantial family home in one of the area's most desirable residential locations.











Ground Floor Building 1



Floor 1 Building 1



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Approximate total area<sup>(1)</sup>  
180.2 m<sup>2</sup>  
1940 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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:  
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 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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