

oakheart



£650,000

Guide Price

Mill Road, West Mersea

Guide Price £650,000 - £700,000

An exceptional four-bedroom detached family home on Mill Road, which has undergone a comprehensive professional extension and renovation throughout. The property has been significantly extended to both the side and rear, creating a spacious and impressive open-plan layout designed for modern family living and entertaining.

Finished to an exceptional standard throughout, the property benefits from a new roof, new windows and doors, quality LVT flooring throughout the ground floor and a bespoke oak staircase. At the heart of the home is a high-quality bespoke kitchen, complete with a central island, integrated appliances and two WiFi-enabled ovens, complemented by a matching utility suite.

The property also benefits from a side-integrated garage with an electric roller door, providing secure parking and additional storage.

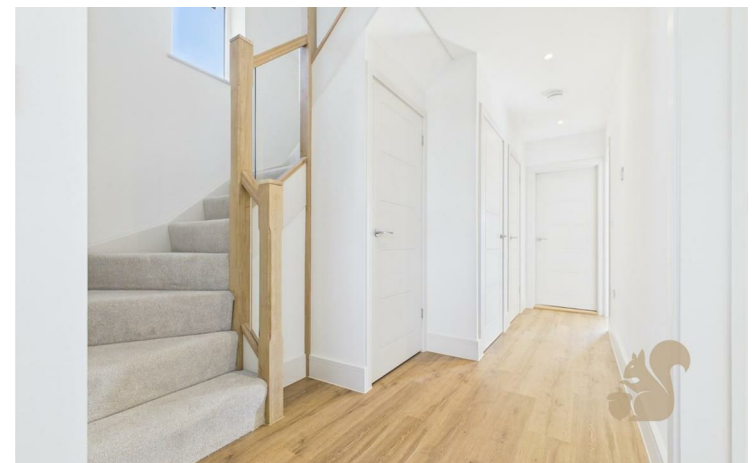
The mechanical and electrical installations have been completely renewed, including brand-new plumbing and central heating throughout, a new boiler and pressurised hot water cylinder. The ground floor benefits from newly installed underfloor heating with individual room controls, while a brand-new electrical installation, including a new consumer unit and dedicated supply to the rear outbuilding, provides a comprehensive modern infrastructure throughout the home.

Externally, the property continues to impress with a substantial outbuilding situated to the rear of the garden. This versatile space has undergone a complete renovation and

benefits from LVT flooring and impressive aluminium folding doors, creating an ideal additional space for a home office, gym, studio or entertaining area.

The garden has been thoughtfully landscaped, combining areas of lawn with attractive planting beds and newly laid porcelain patios. To the front, a brand-new block-paved driveway provides excellent off-road parking and complements the property's impressive kerb appeal.

Images shown feature CGI's for illustrative purposes only











oakheart

GLA[®]
149.66 m²
1610.97 ft²

Total
161.93 m²
1742.96 ft²

(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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart