

oakheart



£1,150,000

Asking Price

Yorick Avenue, West Mersea,

A rarely available and substantial four-bedroom detached residence, occupying an exclusive position within a private walled mews, moments from the beach and within easy reach of West Mersea village centre. Totalling 3,164 sq ft, the property offers exceptionally generous and versatile accommodation, complemented by a detached double garage and extensive private driveway.

Occupying an enviable position within one of West Mersea's more discreet and sought-after settings, this substantial detached home offering an impressive combination of space, privacy and convenience. Properties of this scale and character are rarely available in such a desirable location, with the beach and

village centre both within close proximity.

The property provides an exceptional amount of living space and has been designed to offer both comfortable family living and flexibility for entertaining. The accommodation is arranged around a particularly impressive kitchen and family room, creating a natural heart to the home and an ideal space in which family and guests can gather. In addition to this generous principal living area, there are three further reception rooms, providing considerable versatility for formal entertaining, relaxing, working from home, hobbies or additional family space.

The bedroom accommodation is equally impressive, with four well-proportioned bedrooms. The principal bedroom is a particularly notable feature, measuring approximately 29' x 15', providing a substantial private retreat with ample space for a dedicated dressing area and bedroom furniture. The property benefits from two en-suite facilities, adding a high degree of practicality and privacy to the bedroom accommodation, while the remaining bedrooms provide excellent flexibility for family, guests or home working.











GLA⁽ⁿ⁾
293.95 m²
3164 ft²

Total
293.95 m²
3164 ft²

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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