

oakheart



£450,000

Asking Price

Suffolk Avenue, West Mersea

Nestled on the desirable Suffolk Avenue, this beautifully refurbished three-bedroom detached bungalow offers a rare opportunity to acquire a spacious and modern home on a generous plot. Having undergone refurbishment, the property is presented in immaculate condition throughout, combining contemporary finishes with thoughtful design to create a home perfectly suited for both family living and entertaining.

The accommodation features three well-proportioned double bedrooms, each flooded with natural light and finished to a high standard. In addition, there is a versatile study, ideal for remote working or easily adaptable as a fourth bedroom, providing ample flexibility for growing families or those needing

extra guest space.

At the heart of the home is a stunning open-plan kitchen and dining area, seamlessly blending style and function. The newly fitted kitchen boasts sleek cabinetry, quality appliances, and generous workspace, all opening out into a light-filled dining area that enjoys views across the west-facing garden. This inviting space offers the perfect setting for relaxed family meals or hosting friends on warm summer evenings.

The property sits on a good-sized plot, offering exceptional outdoor space both to the front and rear. The west-facing garden is a private haven, benefitting

from afternoon and evening sun, ideal for alfresco dining or simply unwinding at the end of the day. To the front, the plot provides ample off-road parking and enough space to accommodate a boat or other large vehicle, a rare and valuable feature for those seeking a more adventurous lifestyle.

Offered with no onward chain, this turnkey property is ready to move straight into, making it an ideal choice for buyers looking for a stress-free transition.







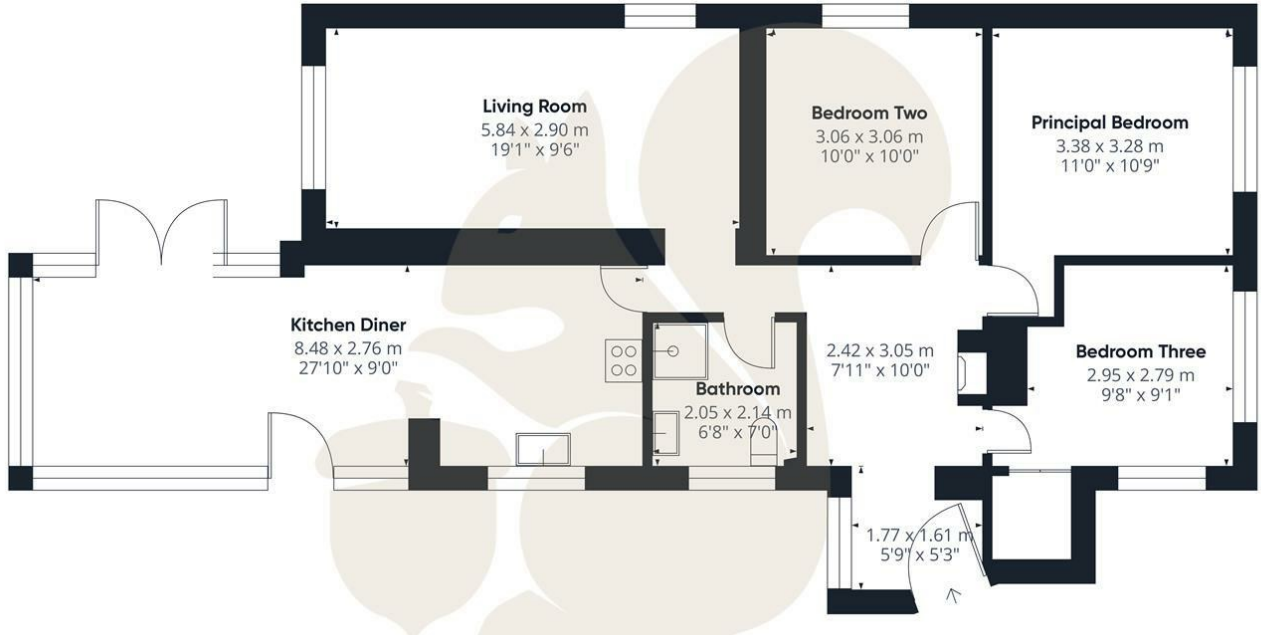


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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



GLA<sup>TM</sup>  
96.98 m<sup>2</sup>  
1043.89 ft<sup>2</sup>

(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



**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>		<b>63</b>
(39-54) <b>E</b>	<b>42</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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