

oakheart

£450,000

Asking Price

Spruce Close, West Mersea

Located within a quiet and desirable cul-de-sac in the popular coastal town of West Mersea, this immaculately presented three-bedroom detached bungalow offers beautifully maintained and deceptively spacious accommodation throughout, perfectly suited to a variety of buyers seeking comfortable single-storey living close to the seafront and local amenities.

The property welcomes you via an entrance hallway leading into a bright and spacious open plan lounge and dining area, creating a superb central living space ideal for both everyday family life and entertaining guests. Large windows allow an abundance of natural light to flow through the room, while the tasteful décor and well-balanced layout provide a warm and inviting

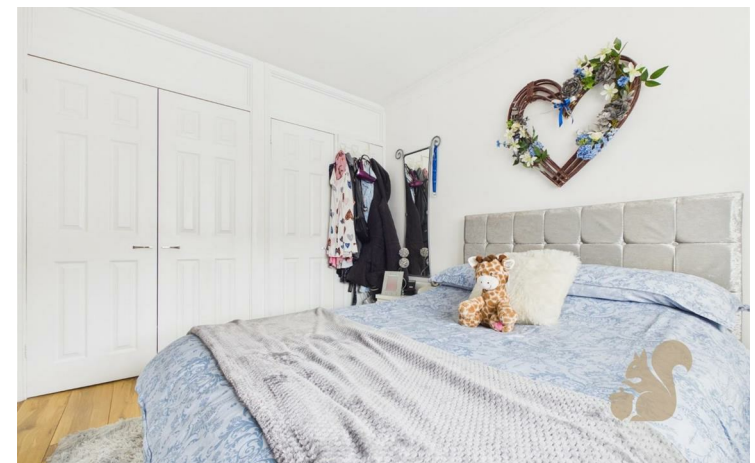
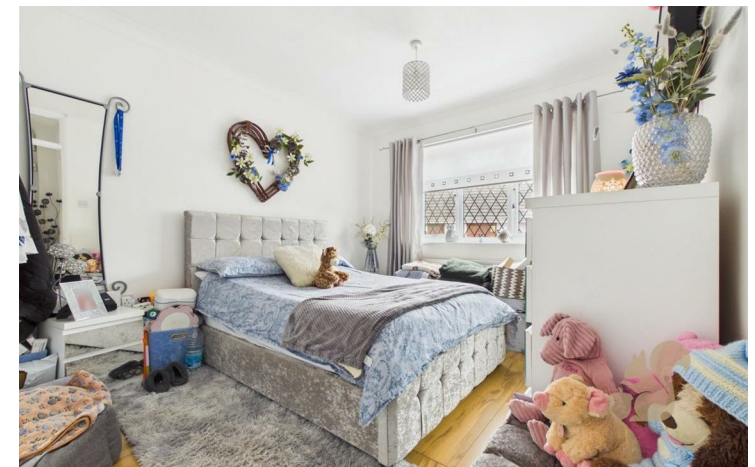
atmosphere throughout.

The modern fitted kitchen has been thoughtfully designed, offering both practicality and style for modern living. Positioned conveniently adjacent to the dining area, the kitchen complements the sociable layout of the home perfectly.

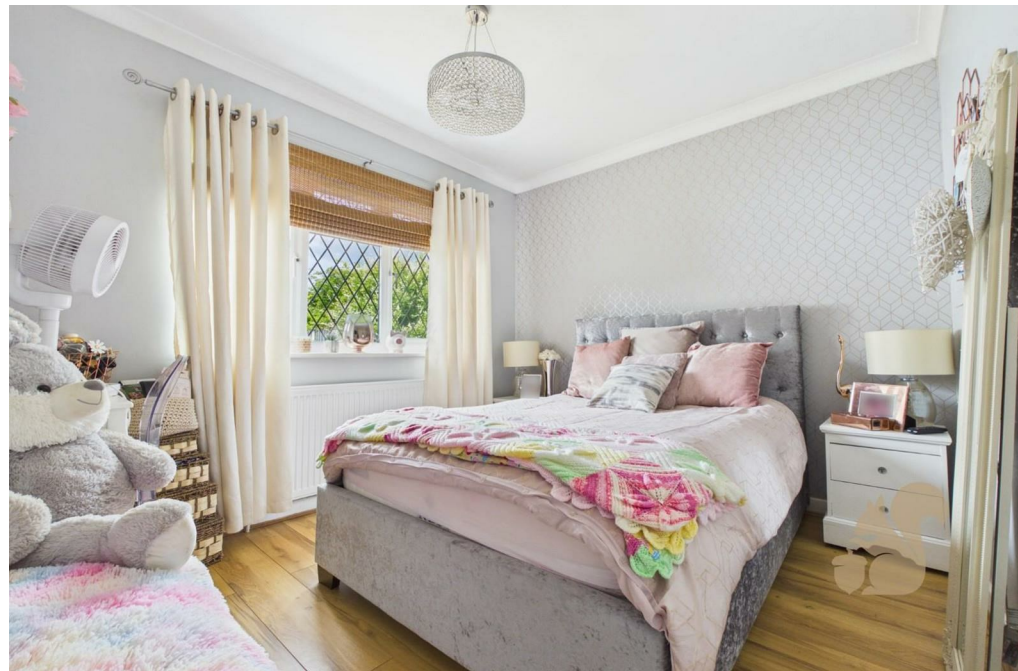
The bungalow benefits from two generously sized double bedrooms, both beautifully presented and offering comfortable accommodation, alongside a versatile third bedroom currently utilised as a home office, ideal for remote working, hobbies, or occasional guest accommodation. The accommodation is

further enhanced by a stylish modern bathroom fitted with contemporary sanitary ware and finished to an excellent standard.

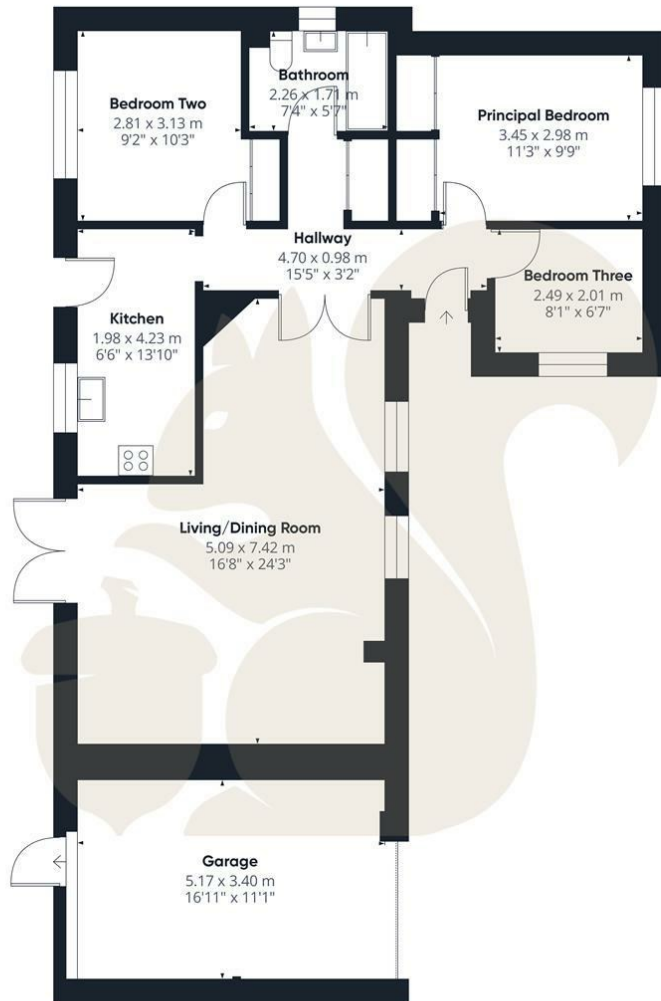
Externally, the property continues to impress with attractive south-facing rear gardens, providing a private and sunny outdoor retreat ideal for relaxing, entertaining, or gardening enthusiasts. The garden has been well maintained and enjoys a good degree of seclusion. To the front of the property, a substantial driveway provides off-road parking for up to three vehicles, adding further convenience to this superb home.











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GLA⁽¹⁾
86.21 m²
927.95 ft²

Unfinished⁽²⁾
18.1 m²
194.88 ft²

(1) Finished, above grade

(2) Not suitable for year-round living
(incl. garage, balcony, deck)

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:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	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	

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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