

oakheart



£575,000

Asking Price

Suffolk Avenue, West Mersea,

Situated in a peaceful cul-de-sac within the highly sought-after coastal town of West Mersea, this beautifully presented three double bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. This property enjoys the perfect balance of a tranquil residential setting with easy access to the coastline, local amenities, schools, and the town's renowned waterfront.

The heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed to flow seamlessly into the spacious living room, creating a light-filled and sociable space that is ideal for both everyday family life and entertaining guests. The well-appointed kitchen provides ample storage and

work surfaces, while the adjoining living area benefits from an abundance of natural light and views over the garden.

Practicality has been carefully considered with the addition of a useful boot room, providing the perfect space for coats, shoes, and outdoor equipment, alongside a convenient ground floor WC.

Upstairs, the property boasts three generously proportioned double bedrooms, each offering comfortable accommodation and flexibility for growing families, guests, or those working from home. The bedrooms are served by a well-appointed family bathroom.

A particular highlight of this exceptional home is the fully self-contained annexe, offering outstanding versatility. Ideal for multi-generational living, independent family members, guest accommodation, or those seeking a dedicated home office, the annexe provides complete independence while remaining connected to the main residence.

Externally, the property benefits from private gardens, providing an ideal space for outdoor dining, entertaining, and family enjoyment, together with off-road parking. This superb home combines generous living space, flexible accommodation, and a fantastic coastal lifestyle, making it an excellent opportunity for a wide range of buyers.











Floor 1



GLA⁽ⁿ⁾
151.92 m²
1635.24 ft²

Total
151.92 m²
1635.24 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

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:

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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