

oakheart



£600,000

Offers In Excess Of
Dawes Lane, West Mersea

Located in the sought-after coastal town of West Mersea, this beautifully presented three-bedroom detached bungalow with a self-contained annexe offers the perfect blend of style, space, and versatility. Tucked behind a secure gated driveway, the property boasts ample off-road parking for multiple vehicles and a detached garage, providing both privacy and practicality in equal measure.

The main bungalow features two spacious double bedrooms, including a luxurious principal suite complete with a contemporary en suite bathroom. This stylish en suite is finished to a high standard and includes a freestanding bath, a separate shower cubicle, and elegant fittings throughout. The

generous living accommodation flows effortlessly from a large, light-filled living room into a well-proportioned dining area, ideal for both family living and entertaining. The kitchen is a particular highlight of the home, offering plenty of storage and worktop space, and enhanced by modern bi-fold doors that open directly onto the expansive rear garden.

Outside, the property truly comes into its own. The large rear garden is a private oasis, featuring a spacious decking area perfect for alfresco dining and a heated swimming pool that adds a touch of luxury to everyday living. This superb outdoor space offers something for every season, from summer gatherings to peaceful morning coffee surrounded by nature.

The detached annexe provides a third double bedroom, making it ideal for guests, extended family, or even as a potential income-generating space. Whether you're looking for multi-generational living or additional flexibility, the annexe is a valuable addition to this already impressive home.

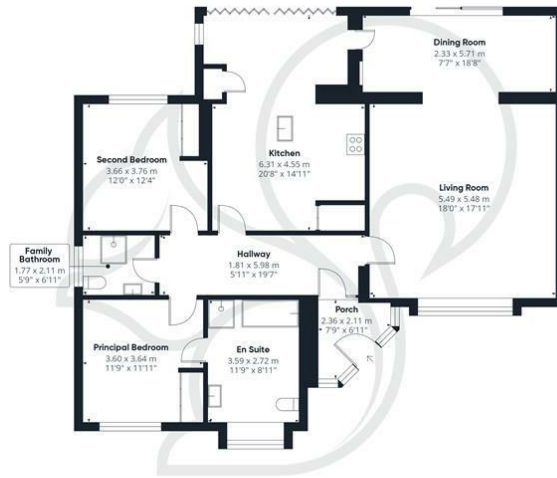
Combining comfortable living with a high-quality finish and excellent outdoor space, this detached bungalow in West Mersea is a rare find and an exceptional opportunity for those seeking a coastal lifestyle with room to relax, entertain, and enjoy.



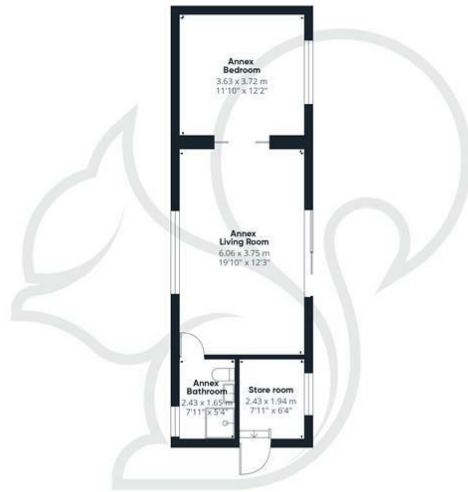








Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
173.5 m²
1867 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(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.

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

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