oakheart

£1,150,000

Asking Price

Kingsland Close, West Mersea

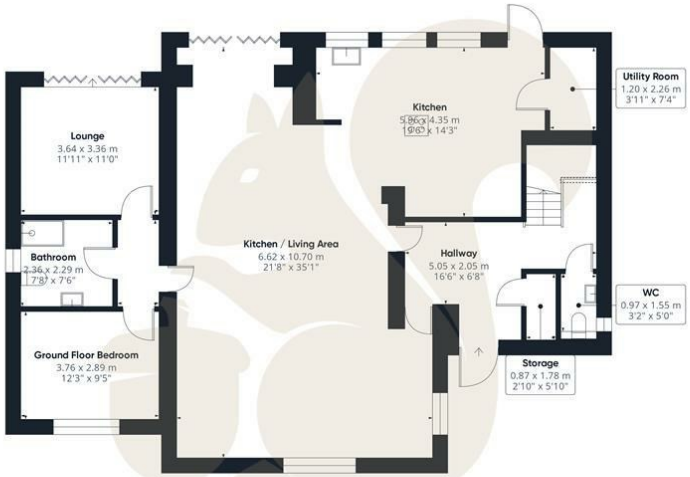
Situated in a highly sought-after location in West Mersea, just moments from the beach, this exceptional four-bedroom, three-bathroom semi-detached home has been recently renovated to a high specification and enjoys beautiful views overlooking the Blackwater Estuary.

Offering stylish and versatile accommodation, the property is perfectly suited to growing families and those who love to host. The heart of the home is the impressive open-plan ground floor, seamlessly combining a contemporary kitchen, dining area and family living space, thoughtfully designed for both everyday family life and sophisticated entertaining, and filled with natural light.

The principal bedroom provides a luxurious retreat, featuring a sleek en suite and bespoke built-in storage, while the remaining bedrooms are generously proportioned and served by beautifully appointed bathrooms. A standout feature of the home is the ground floor annexe within the property, offering ideal accommodation for visiting family and guests, or excellent flexibility for multi-generational living.

Externally, the property benefits from off-street parking for multiple vehicles, adding to the convenience of this superb coastal residence. Combining high-quality finishes, generous living space and an enviable coastal position with estuary views, this is a rare opportunity to acquire a refined and contemporary home in one of West Mersea's most desirable locations.

Images shown feature CGI's for illustrative purposes only



Ground Floor

Floor 1

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Approximate total area(1)

198.3 m²

2136 ft²

Reduced headroom

3.2 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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