

oakheart

£325,000

Guide Price

Saltings Crescent, West Mersea

Guide Price - £325,000 - £350,000.

Tucked away in the charming coastal town of West Mersea, this beautifully presented three-bedroom semi-detached home was built in 2008 by the well-regarded local developer Mersea Homes and offers stylish, well-balanced accommodation ideal for modern family living.

Set within a popular residential area, the property enjoys an attractive façade and a welcoming entrance hall that immediately sets the tone for the light and spacious interiors beyond. The lounge is positioned to the front of the home, providing a comfortable and inviting reception space with generous

proportions, perfect for relaxing evenings or entertaining guests. Large windows allow natural light to pour in, creating a bright and airy atmosphere throughout the day.

To the rear, the heart of the home is undoubtedly the impressive kitchen diner. Thoughtfully designed with both practicality and sociability in mind, this space offers an excellent range of fitted units, ample work surfaces and room for a family dining table. It is perfectly suited to everyday family life as well as hosting friends, with views and access to the rear garden enhancing the sense of space and connectivity between indoors and out.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of a private ensuite shower room, providing a peaceful retreat at the end of the day. The remaining two bedrooms are served by a contemporary family bathroom, making the layout ideal for growing families, visiting guests or those needing additional space for a home office.

Externally, the home offers driveway parking and a garage, ensuring convenient off-road parking and useful storage. The rear garden provides a private outdoor setting, perfect for al fresco dining, children's play or simply enjoying the coastal air that makes West Mersea such a desirable place to live.











Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            | <b>76</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

**oakheart**