

oakheart



£575,000

Guide Price

Barrow Mews, West Mersea,

Guide Price £575,000 - £600,000.

This superb well-presented four-bedroom detached family home, positioned within a rarely available quiet cul-de-sac and offering a superb balance of living space, modern comfort, and outdoor lifestyle.

The ground floor is arranged to suit both family life and entertaining. A welcoming hallway leads into two spacious reception rooms, providing flexibility for use as a living room, dining room, study, or playroom. At the heart of the home is the open-plan kitchen, designed with a contemporary finish, excellent storage, and ample preparation space. The kitchen flows

naturally into the dining and family areas, creating a sociable hub with direct access to the rear garden. A utility room and cloakroom complete the ground floor, adding further convenience.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of its own en-suite bathroom, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the home is complemented by an enclosed west-facing rear garden, offering a private and sunny aspect – perfect for outdoor dining and

relaxation. To the front, there is a shared driveway providing access to the block paved parking adjacent to the house, along with a garage, ensuring both practicality and storage.

Situated in the heart of West Mersea, this property combines the tranquility of its tucked-away setting with the convenience of being close to village amenities, local schools, and the island's beautiful beach and coastline.

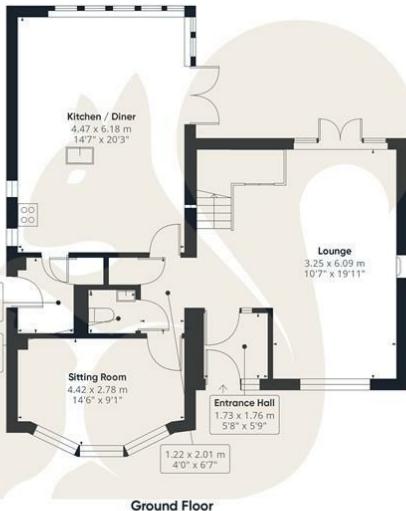
With its versatile layout, attractive garden, and sought-after location, this property makes for an ideal long-term family home in one of Mersea's most desirable cul-de-sac positions.











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Local Authority:
Colchester

Tenure:
Freehold

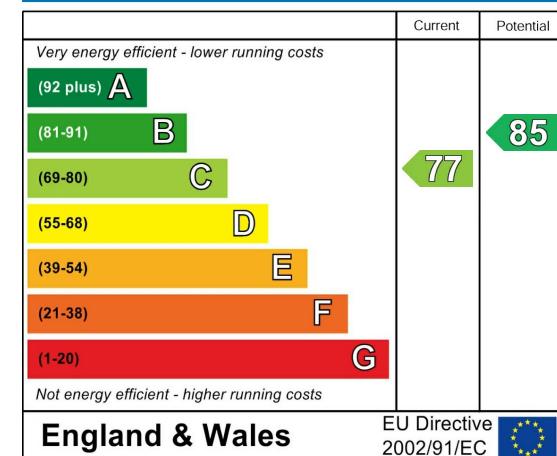
Council Tax Band:
E

Approximate total area⁽¹⁾

153.2 m²
1648 ft²

Reduced headroom
2 m²
21 ft²

Energy Efficiency Rating



(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.

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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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