

**oakheart**



£540,000

Asking Price

Suffolk Avenue, West Mersea

Nestled on the ever-popular Suffolk Avenue on Mersea Island, this beautifully presented two-bedroom detached bungalow offers light-filled, flexible living with generous indoor and outdoor space—perfect for relaxed coastal living.

Step into the spacious entrance hall with impressive vaulted ceilings that immediately set the tone for the home's airy and inviting feel. To the left, you'll find a modern shower room—ideal for guests or day-to-day use.

Positioned at the front of the house, the main bedroom enjoys plenty of natural light. Overlooking the garden, the second bedroom is ideal for guests, children, or use as a home office. Between them sits a stylish family bathroom,

finished to a high standard and featuring a classic roll-top bath.

The warm and welcoming living room features a cozy log burner and French doors that open onto the rear garden, making it a lovely space to enjoy all year round.

At the heart of the home is the stunning kitchen/diner—thoughtfully designed for modern living and entertaining—with bi-fold doors that seamlessly link the interior to the expansive garden. Outside, multiple seating areas offer perfect spots for al fresco dining, hosting, or simply enjoying the peaceful surroundings.

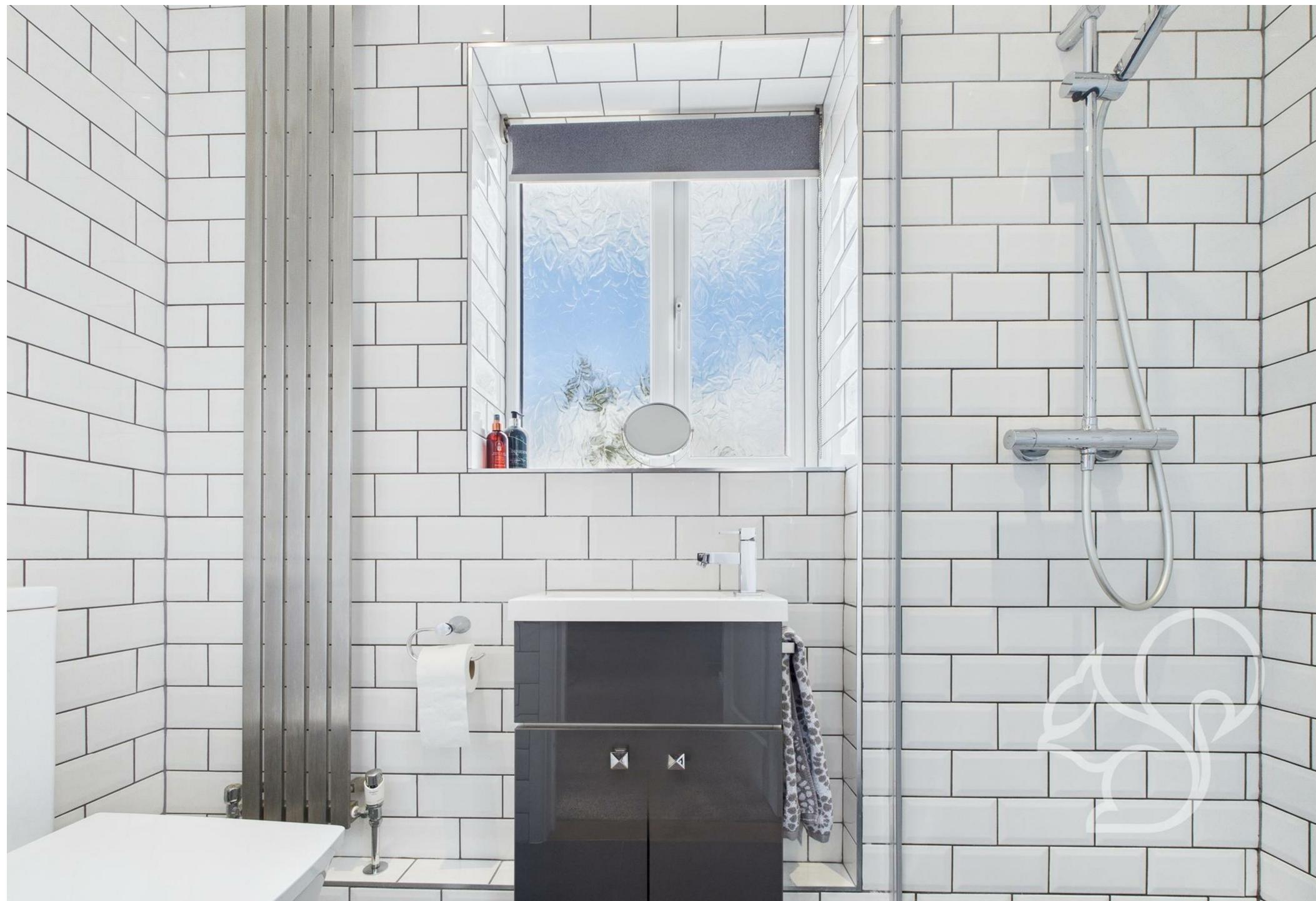
Additionally this property features a part-converted garage, offering a versatile extra room ideal as a studio, home office, or snug, with retained front section for practical storage. To the front, the bungalow boasts a private driveway with parking for multiple vehicles.

Whether you're downsizing, retiring, or seeking a serene retreat by the coast, this bungalow offers the perfect blend of comfort, style, and location.











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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

## Energy Efficiency Rating

Approximate total area<sup>(1)</sup>

117.6 m<sup>2</sup>  
1266 ft<sup>2</sup>

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

Current Potential

England & Wales

EU Directive  
2002/91/EC



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.

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