

oakheart

£550,000

Guide Price  
Oystercatcher Walk, West Mersea



Guide Price £550,000 - £600,000. A fantastic four-bedroom detached house with spacious living areas and a private south-facing garden.

The open plan kitchen, dining and family room is a contemporary space that meets all your needs, with fully integrated appliances including a Caple wine cooler and a Bosch induction hob to make entertaining easy, as well a convenient utility room for essential storage. Silestone worktops and handleless flat-panelled doors

with a matt finish complete the sleek finish of this space.

Leading on from this, the family area is the perfect place to socialise with the ones you love, with Amtico sun-bleached oak flooring and large sliding doors leading to the south-facing landscaped garden. Separate from this is the spacious living room, where you can relax and unwind at the end of the day.

Both the principal and secondary bedrooms feature fitted

wardrobes with sliding glass doors, with the principal bedroom offering a beautifully appointed en-suite bathroom, with Laufen ceramics and chrome-finished brassware from Vado. There are a further two generous double bedrooms and a contemporary family bathroom which completes the first floor.

This property benefits from a garage with two parking spaces and provision for electric car charging.









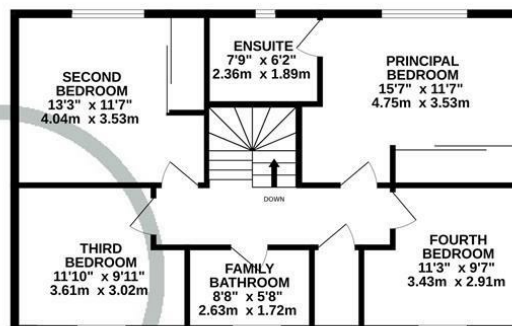
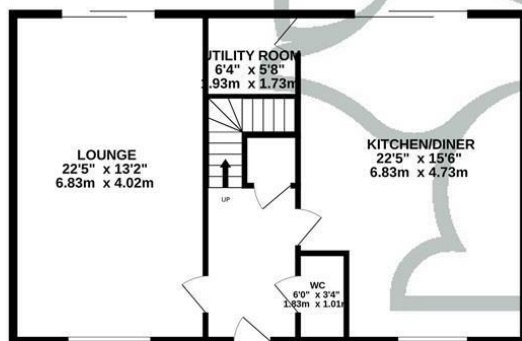






GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR  
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	

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