

oakheart



£750,000

Guide Price

Firs Road, West Mersea,



Guide Price £750,000 - £775,000

This stunning four bedroom detached house, located in the sought-after area of Anchorage, offers an exceptional blend of modern luxury and spacious living. Having undergone a high-spec renovation, this home is the epitome of contemporary elegance and functionality.

As you step inside, you are greeted by a welcoming entrance hall that leads to three generously sized reception rooms, each designed with versatility in mind. Whether you need a formal dining area, a cozy living room, a home office or a sound proofed music room, these receptions provide ample space

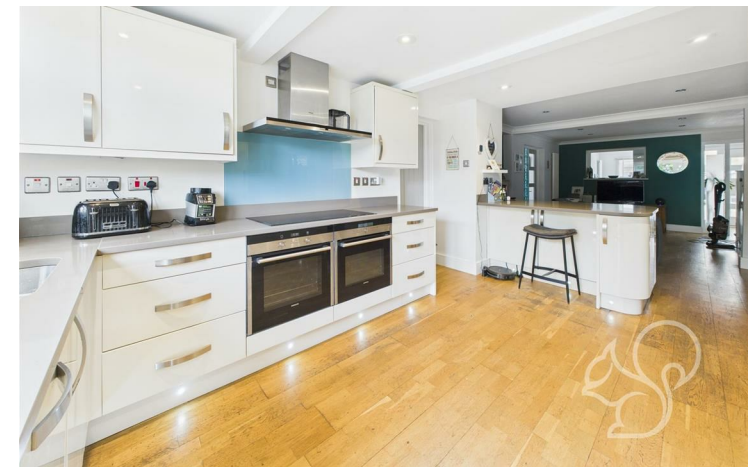
to cater to your needs. The heart of the home is the impressive open-plan kitchen and family room, which features state-of-the-art appliances, sleek cabinetry, and a large island that doubles as a breakfast bar. The kitchen flows seamlessly into the family area, making it an ideal space for entertaining or enjoying quality time with loved ones.

The property boasts four well-proportioned bedrooms, with the master suite being a true highlight. It offers a luxurious retreat complete with a walk-in wardrobe and a beautifully appointed recently installed ensuite bathroom, featuring premium fixtures and finishes. The remaining bedrooms are equally spacious and are served by a stylish family bathroom.

Outside, the property provides off-road parking for up to six cars, ensuring ample space for guests and family members. The exterior is complemented by a well-maintained garden, perfect for outdoor entertaining or relaxing in a private setting.

This exceptional home combines modern living with thoughtful design, making it a perfect choice for families seeking a property that offers both comfort and style in the desirable Anchorage location.

For an Internal Inspection Call Oakheart Mersea Island.







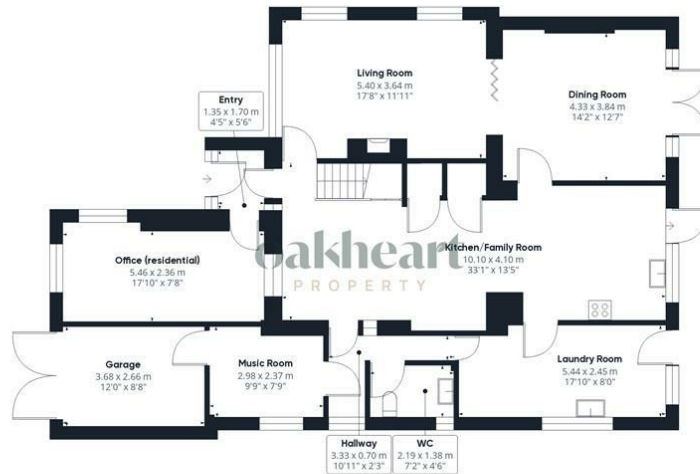












Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>  
196.78 m<sup>2</sup>  
2118.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**