

oakheart

£365,000

Asking Price

Elmwood Drive, West Mersea



This beautifully presented three-bedroom detached home on Elmwood Drive offers a fantastic opportunity for buyers seeking a spacious and well-located property with no onward chain. Nestled in a desirable residential area, the house boasts generous living spaces, modern comforts, and excellent convenience, making it an ideal home for families, couples, or anyone looking to enjoy a coastal lifestyle.

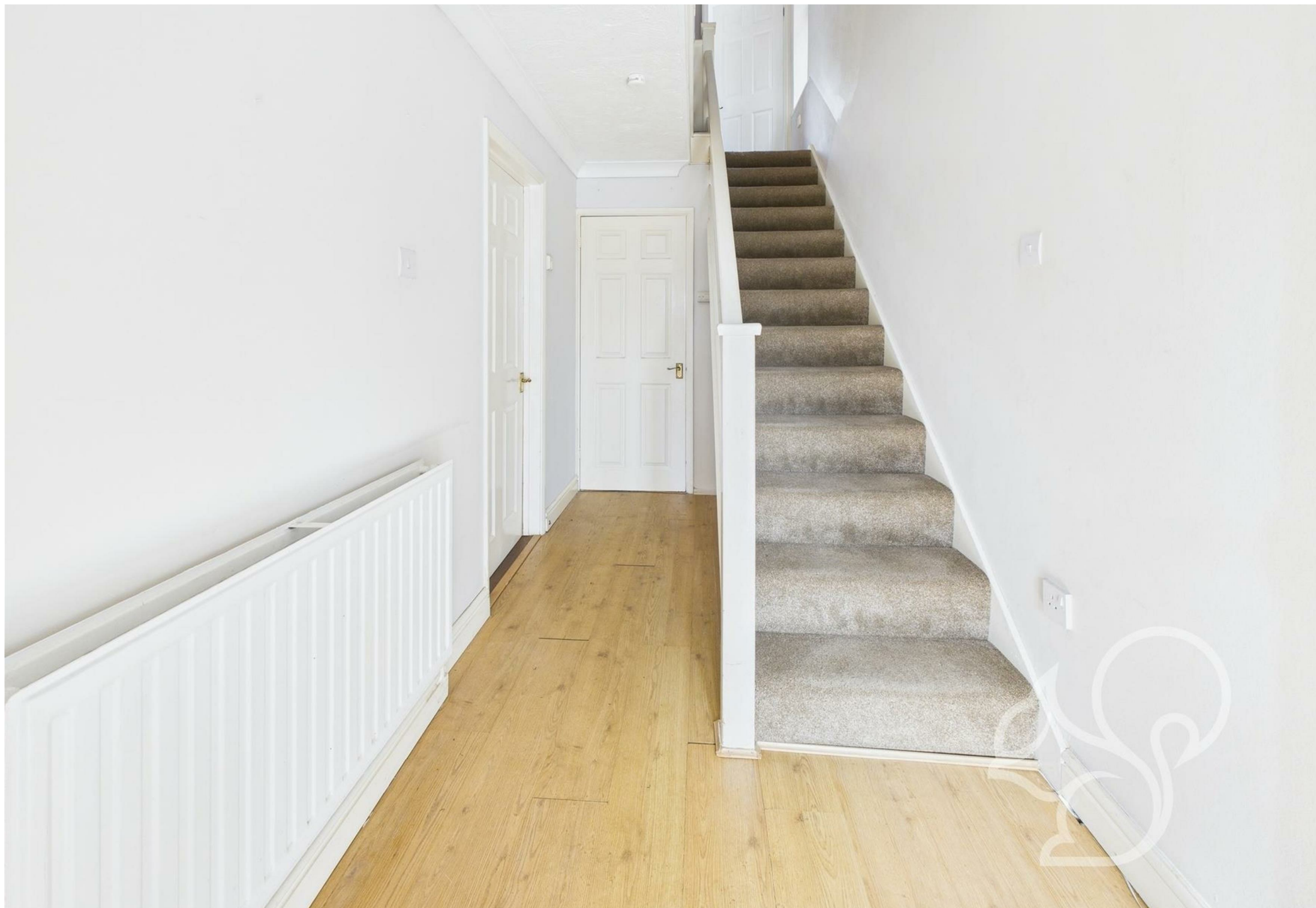
The property benefits from off-road parking, providing ample space for multiple vehicles, as well as a garage for additional storage or secure

parking. The well-maintained frontage adds to the home's curb appeal, offering a welcoming first impression. Inside, the accommodation is thoughtfully laid out, featuring a bright and airy living room that enjoys plenty of natural light, creating a warm and inviting atmosphere. The well-proportioned kitchen provides ample workspace and storage, making it a practical and enjoyable space for cooking and dining. There is also a separate dining area, perfect for entertaining guests or enjoying family meals.

Upstairs, the property offers three comfortable bedrooms, each with its own character and charm. The master bedroom provides a relaxing retreat with ample space for furnishings, while the additional two bedrooms are ideal for family members, guests, or as a home office if needed. A well-appointed family bathroom completes the first-floor accommodation, offering modern fixtures and a fresh, stylish finish.

The outdoor space includes a private rear garden, ideal for relaxing, gardening, or entertaining during the warmer months. Its manageable size makes it easy to maintain while still providing a peaceful retreat.

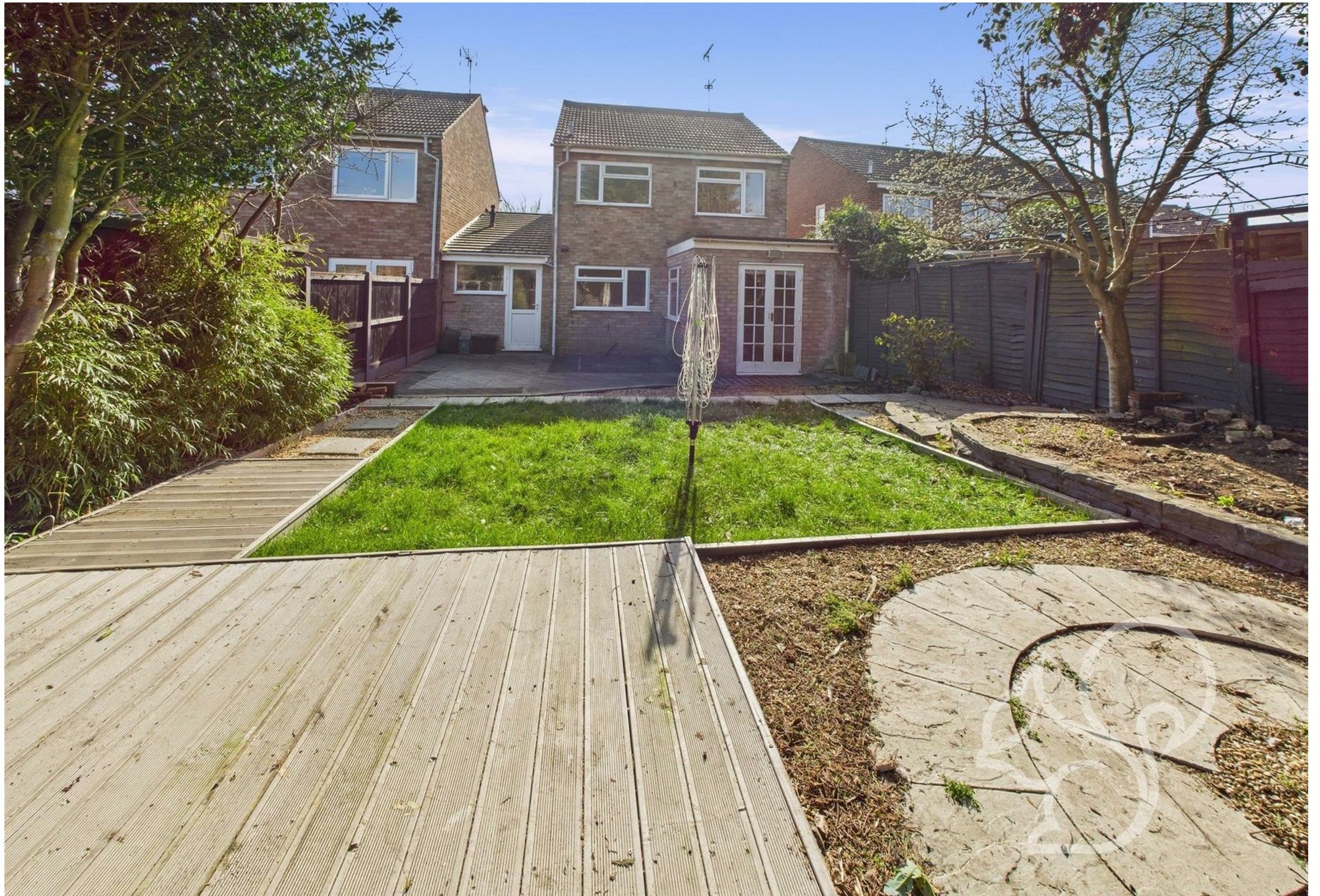




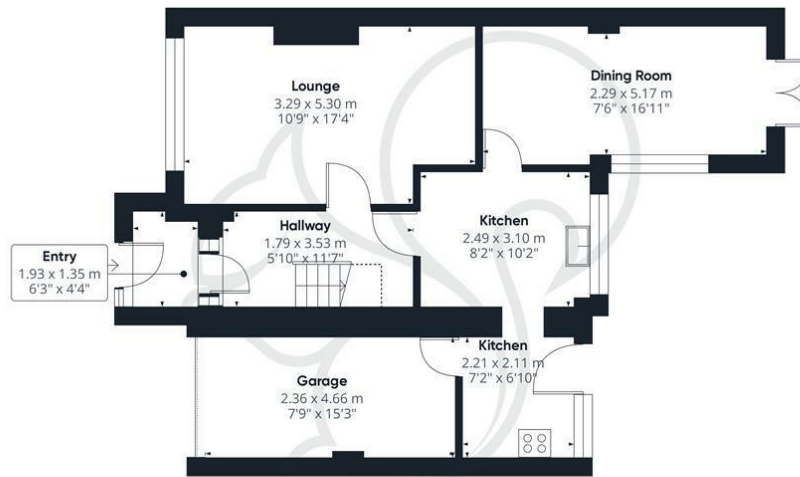












Ground Floor



Floor 1

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**Approximate total area<sup>®</sup>**  
98.15 m<sup>2</sup>  
1056.49 ft<sup>2</sup>

**Reduced headroom**  
1.28 m<sup>2</sup>  
13.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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.

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