



## West Mersea, Colchester

A spacious and beautifully presented four-bedroom detached home on the sought-after Saltings Crescent cul-de-sac, offering a generous layout, double garage, and a large, well-kept garden. Perfectly positioned for both coastal walks and amenities, this property combines versatile family living with an enviable West Mersea lifestyle.

Guide price £550,000

# Saltings Crescent

West Mersea, Colchester, CO5



- Chan free
- Double garage parking
- Mersea Island
- Guide Price £550,000 - £600,000
- Spacious family living
- Prime coastal location
- En-suite primary bedroom
- Two sunny terraces
- Quiet residential setting
- S/SE facing garden

### The Property

Set in a private and sought-after location, this four-bedroom detached home offers generous, light-filled living and a superb flow between inside and out. The eat-in kitchen is the heart of the home, a bright and social space perfect for everyday family life and entertaining alike. Sleek aluminium bi-folding doors open directly onto the sunny rear garden, creating a seamless connection for summer dining or relaxed weekends outdoors. A spacious living room, also with aluminium bi-folds to the garden, offers a welcoming retreat, while the formal dining room provides flexibility when hosting. A downstairs WC completes the ground floor. Upstairs, four well-proportioned bedrooms include a primary suite with an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, ideal for both family living and visiting guests.

### The Outside

The sunny rear garden is designed for both relaxation and entertaining, featuring two inviting terraces that allow you to follow the sun from morning through to evening. Well-planted borders add colour and texture, framing a lush green lawn at the centre. To the side, there is ample off-road parking leading to a double garage with electric door, providing both convenience and secure storage.

### The Area

Saltings Crescent enjoys a peaceful position in the heart of West Mersea, one of Essex's most desirable coastal towns. This quiet spot benefits from all the beauty and charm West Mersea has to offer, while being tucked away from the busier, tourist-frequented areas, ensuring a more tranquil day-to-day experience. The town itself is famed for its golden beaches, sailing heritage, and fresh seafood, alongside a welcoming community and a relaxed pace of life. From Saltings Crescent, you're just a short distance from the seafront, perfect for morning walks or sunset views, and close to independent shops, cafés, and pubs. Families will appreciate the well-regarded local schools, and commuters can reach Colchester in under 20 minutes, with mainline rail links from Colchester providing direct connections to London Liverpool Street. With its mix of coastal beauty, village charm, and accessibility, West Mersea offers an enviable lifestyle all year round.

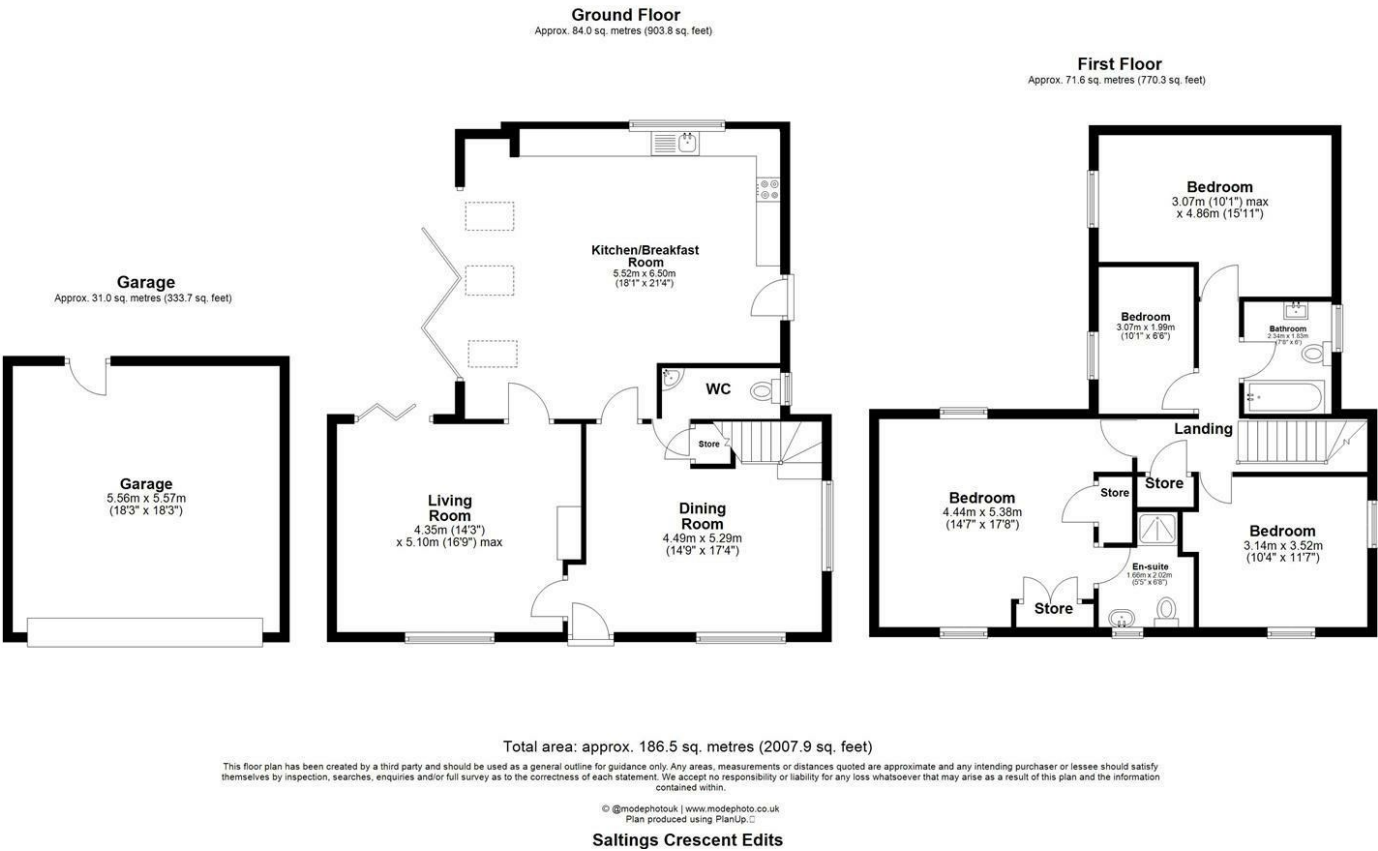
### Further Information

Tenure - Freehold  
Council Tax - Colchester Band D  
Construction - Brick  
Mains Gas, Electric, Water and Sewerage  
Sellers position - Can be offered chain free





Floor Plan



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