



62 Firs Road, West Mersea, Colchester, Essex. CO5 8NL.

****Guide Price: £775,000 - £800,000**** An executive four bedroom detached family home, showcasing in excess of 2000sqft of versatile accommodation and favourably positioned within 'The Anchorage' of West Mersea - a popular location for those seeking a peaceful seaside retreat. The village is characterised by its variety of property, picturesque coastline and vibrant local community. It is also renowned for its seafood, particularly oysters, which are harvested from the surrounding estuary and are a staple in local restaurants. It's tranquil setting is complemented by a mix of traditional and modern amenities, including shops, cafes, and pubs. The area offers outdoor activities like walking, cycling, and sailing, making it a haven for nature lovers and water enthusiasts.



- An Excellent Four Bedroom Detached Family Home
- Versatile Accommodation Measuring In Excess Of 2000 Sqft
- Well-Equipped Kitchen-Family Room
- Entrance Porch, Ground Floor Cloakroom & Garage Room
- Large Study/Playroom
- Added Luxury Of A Utility Room
- Impressive Living & Dining Room
- Four Well-Proportioned Bedrooms
- Master Bedroom Features Walk In Dressing Room & Stunning En-Suite Shower Room
- Large Private Enclosed Rear Garden & Mature Frontage Offering Off Road Parking

Property Details.

Ground Floor

Entrance Porch

Glazed entrance door to front aspect, engineered wood flooring, glazed internal door, access to;

Study



2.33m x 5.51m (7' 8" x 18' 1") Window to front aspect, Velux windows, vertical radiator, internal window

Kitchen-Family Room

10.3m x 3.34m (33' 10" x 10' 11") Engineered wood flooring, glazed internal doors, glass balustrade stair case, under-stairs storage, vertical radiator x2, open plan to:

Kitchen - A modern fitted kitchen comprising of a variety of base and eye level fitted units with worksurfaces over, inset double oven and grill, extractor fan over, glass splashback, drawers under, space for American style fridge/freezer, integrated dishwasher, inset sink, 1/2 sink and mixer tap over, door to rear garden, access to:

Utility Room

5.63m x 2.51m (18' 6" x 8' 3") Tiled floor, radiator, base and eye level units with work surfaces over, wall mounted concealed boiler, space for washing machine, tumble dryer, additional fridge/freezer, inset sink, 1/2 sink and mixer tap over, window to side and rear aspect, door to rear aspect, access to:

Rear Lobby

Sky lantern, window to side aspect, engineered wood flooring, doors to:

Downstairs Cloakroom

W.C., tiled floor, vanity wash hand basin, window to side aspect, radiator, tiled splashback

Garage Room

3.05m x 2.48m (10' 0" x 8' 2") Wood effect laminate flooring, radiator, window to side aspect, eye level cupboard, access to garage

Reception Room

5.51m x 3.77m (18' 1" x 12' 4") Column radiator x2, feature fireplace, windows to front and side aspect, window shutters, feature wall panelling, space for electric fire, internal glazed double doors to:

Dining Room

3.97m x 3.77m (13' 0" x 12' 4") Engineered wood flooring, column radiator, patio doors to rear aspect

First Floor

Landing

Doors & access to:

Master Bedroom



4.75m x 4.53m (15' 7" x 14' 10") Window to rear aspect, patio doors to rear aspect (Juliet balcony), radiator, door and access to:

Dressing Room

1.52m x 2.77m (5' 0" x 9' 1") Window to rear aspect, radiator, wood effect flooring

En-Suite

W.C., shower cubicle with dual rain head, vertical radiator, W.C., vanity wash hand basin, tiled floor, window to rear aspect, wall mounted cabinet, thermostat

Property Details.

Bedroom Two



3.69m x 3.15m (12' 1" x 10' 4") Window to front aspect, radiator, inset cupboard

Bedroom Three



3.72m x 3.57m (12' 2" x 11' 9") Window to front aspect, radiator

Bedroom Four

2.65m x 2.27m (8' 8" x 7' 5") Window to side aspect, radiator

Bathroom



Vinyl flooring, vanity basin with tiled splash back, inset bath with screen and shower attachment, window to side aspect

Outside, Garden & Parking

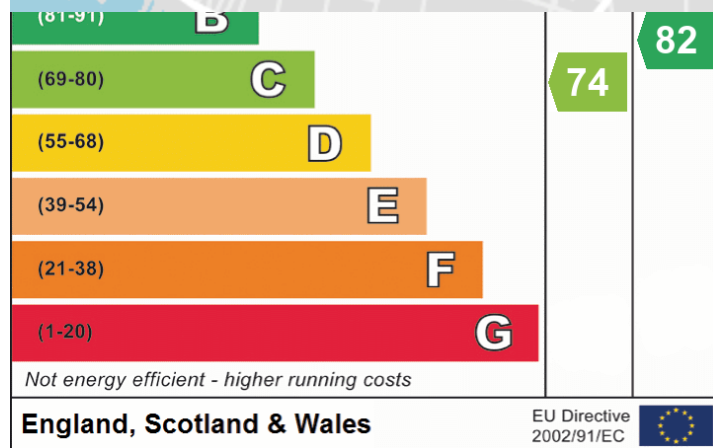
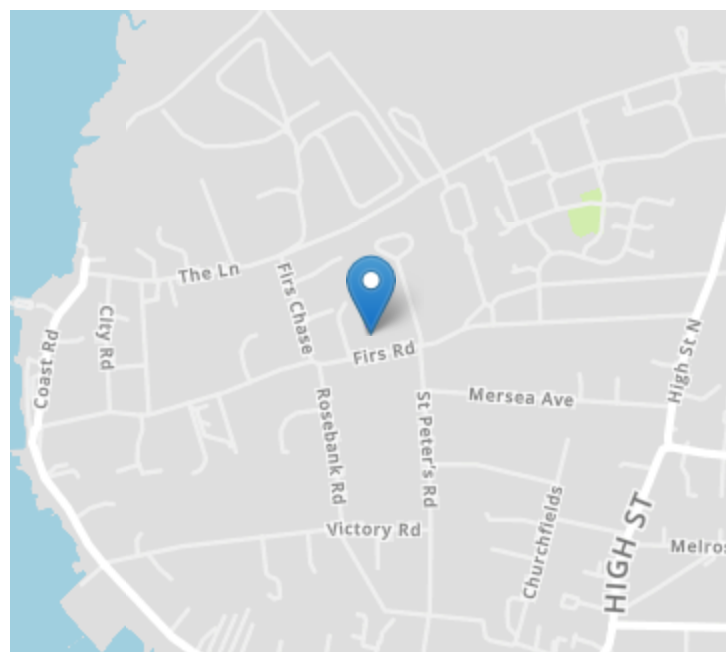
Outside, its owner boast a private and enclosed rear garden. Well-proportioned, it also enjoys a patio and raised decking area, offering itself as the ideal place for outdoor seating and al-fresco dining. Further highlights include; a section is predominately laid to lawn, whilst there is also the benefit of an outdoor tap and secure side access leading to the front driveway.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.