



**63 Oakwood Avenue, West Mersea,
Colchester, Essex. CO5 8EW.**

****Guide Price £625,000 - £650,000**** Oakwood Avenue, a stunning four/five bedroom detached house located in the desirable neighbourhood and seaside town of West Mersea. This impressive property offers spacious living areas, modern amenities, and a convenient integral double garage. With its charming features and ample space, this house is sure to impress. Within easy reach of the scenic coast line, a variety of useful shops, family run local houses/restaurants and amenities it presents itself as the ideal home for the expanding modern day family.

- Substantial Four/Five Bedroom Detached Family Home
- Favourable West Mersea Seaside Location
- Modern Kitchen-Breakfast Room
- Dining Room
- Living Room With Inset Log Burner
- Downstairs Cloakroom
- Integral Double Garage & Off Road Parking
- Four Double Bedrooms
- En-Suite Wet Room & First Floor Family Bathroom
- Additional Single Bedroom/Dressing Room/Nursery
- Private & Enclosed Rear Garden



Property Details.

Ground Floor

Entrance Hall

19' 2" x 2' 10" (5.84m x 0.86m) Entrance door to front aspect, stairs to first floor, radiator, access to integral garage, access to:

Downstairs Cloakroom

6' 3" x 2' 11" (1.91m x 0.89m) Window to front aspect, consumer unit, sink with mixer tap and tiled behind, W.C, radiator

Kitchen-Breakfast Room



21' 8" x 8' 0" (6.60m x 2.44m) Window to front and side aspect, glazed door to side aspect (leading to rear garden) breakfast bar with space for stalls under, a range of fitted base and eye level units with work surfaces over, part tiled splash back, sink with mixer tap, space for range style cooker with extractor hood over, space for dishwasher/fridge-freezer & further appliances, opening to:

Dining Room



14' 0" x 9' 1" (4.27m x 2.77m) Window to rear aspect, radiator, access to:

Reception Room



18' 6" x 12' 9" (5.64m x 3.89m) Window to rear aspect, French doors to rear aspect (providing access to rear garden), open fireplace with brick surround and inset cast iron log burner, x2 radiator, communication points

First Floor

First Floor Landing

Stairs to ground floor, loft access, access to:

Master Bedroom



13' 6" x 10' 1" (4.11m x 3.07m) Window to rear aspect, radiator, access to:

Dressing Room/Nursery/Bedroom Five

10' 1" x 5' 6" (3.07m x 1.68m) Window to rear aspect, wardrobes, radiator

Property Details.

En-Suite Wet Room



8' 0" x 7' 0" (2.44m x 2.13m) Window to side aspect, wet room style shower, tiled walls, basin with mixer tap, all mounted heated towel rail, W.C, tiled floor (requires completing)

Family Bathroom



9' 10" x 6' 5" (3.00m x 1.96m) Window to front aspect, part tiled walls, free standing bath with mixer tap over and shower hose attachment, vanity wash hand basin with mixer tap, W.C, radiator

Bedroom Two



13' 8" x 11' 1" (4.17m x 3.38m) Window to rear aspect, radiator

Bedroom Three

12' 0" x 8' 0" (3.66m x 2.44m) Window to front aspect, radiator

Bedroom Four

8' 1" x 7' 3" (2.46m x 2.21m) Window to front aspect, radiator, integrated wardrobes with mirror front

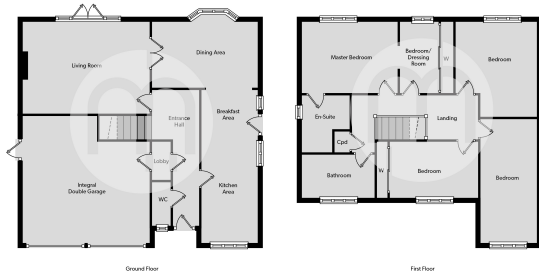
Outside, Garden, Garages & Parking



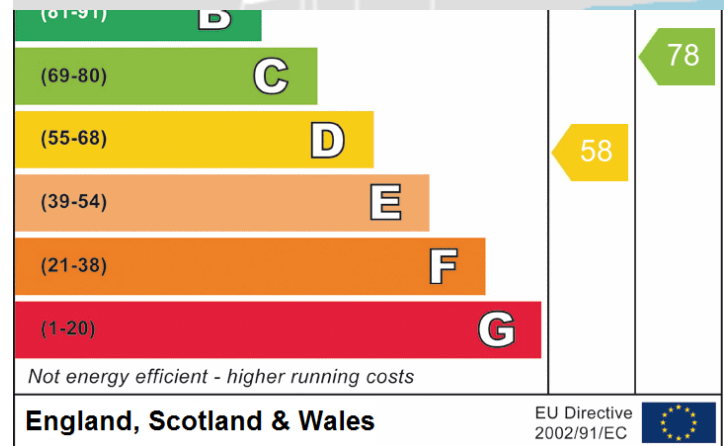
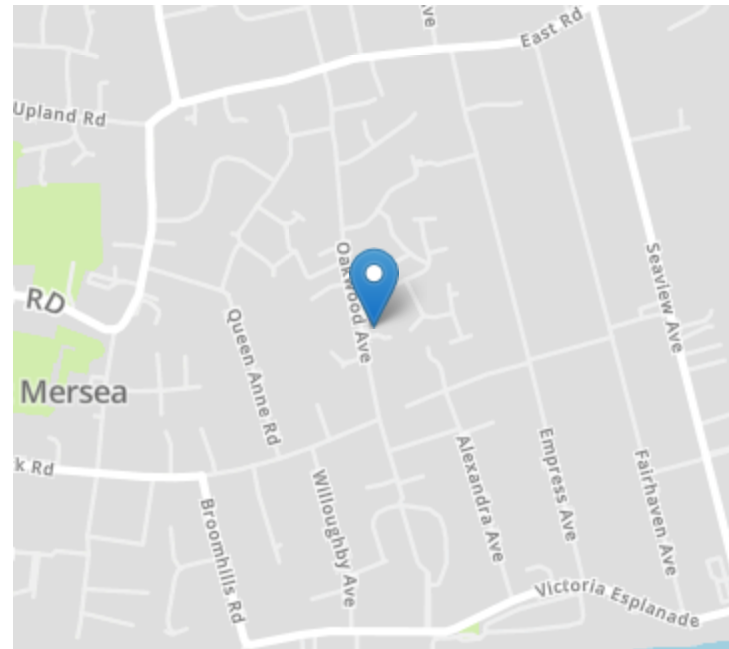
Outside, a well-proportioned and enclosed rear garden is showcased. The garden is predominately laid to lawn and boundaries are enclosed by a handsome brick wall. The rear garden is further enhanced by two patio areas and an outdoor tap. A secure side gate provides access to a private driveway, where off road parking can be found for multiple vehicles, with the added benefit also of an electric car charger. The garage also benefits from up-and-over double doors and is complete with full power and lighting.

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.