



**10 Suffolk Avenue  
West Mersea, Essex**

**DAVID  
BURR**



# 10 Suffolk Avenue, West Mersea, Colchester, Essex, CO5 8ER

West Mersea is situated at the western end of Mersea Island; it is joined to the mainland by a causeway called The Strood. The Island has been a settlement for nearly 2000 years and is served by a community centre, an independent museum covering the history of Mersea Island, Mersea Island primary school, youth club, veterinary services, GP surgery, dental surgery, post office, Tesco's, co-op and other various shops, hairdressers, restaurants, small hotels, public houses, a petrol station, bank, library, police station, fire brigade and several churches. Mersea has the largest inshore fishing fleet between Lowestoft and Brixham and is famous for its oyster farming and fresh fish, which is readily available from local supermarkets and restaurants/pubs. Renowned for its sailing there are currently two yacht clubs which are ever growing in popularity, so whether you enjoy taking in the sea breeze, walking along the beach front, sailing on the open water or even trying some windsurfing or kite surfing there is plenty on offer to do here. The City of Colchester is only 10 miles away and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station.

An extended four bedroom (one en-suite) detached chalet style property enjoying an outstanding position on a highly regarded cul-de-sac, conveniently placed for the centre of the thriving island location of West Mersea. Offering an accommodation schedule of approximately 1,650sq ft arranged via two floors, the property is weighted significantly in favour of ground floor accommodation and offers two reception rooms with a substantial kitchen/breakfast/family room with a centre island, LED spotlights, wood burning stove on a granite hearth and bi-folding doors across the rear elevation. Ideally suited for couples or growing families with two ground floor bedrooms and complementing en-suite facilities. Further benefits to the property include a driveway providing allocated off-street parking for four vehicles and established, well-screened gardens with grapevine, mature border planting, greengage tree and a substantial outbuilding set to the rear of the plot, offering potential for a variety of uses.

## **A four bedroom (one en-suite) detached chalet style property enjoying an attractive cul-de-sac location within the highly regarded island location of West Mersea, offering an accommodation schedule of approximately 1,650sq ft via three reception rooms and further benefitting from allocated off-street parking and established gardens with outbuilding.**

Obscured panel-glazed timber door opening to:

**ENTRANCE HALL: 9' 6" x 8' 11"** (2.90m x 2.74m) With tiled flooring throughout, staircase off with fitted understair storage and further cloaks storage recess. Door to:

**INNER HALL:** With tiled flooring throughout and obscured glass panel door opening to:

**SITTING ROOM: 15' 9" x 9' 11"** (4.82m x 3.04m) Enjoying a direct, open plan link with the dining room with casement window range to front, stripped wood effect flooring and archway opening to:

**DINING ROOM: 9' 4" x 8' 11"** (2.87m x 2.73m) With UPVC framed double glazed casement window range to front and stripped wood effect flooring.

**KITCHEN/BREAKFAST/FAMILY ROOM: 25' 2" x 15' 3"** (7.69m x 4.66m) Forming an open plan, extended entertaining space and fitted with

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a matching range of wood effect base and wall units with preparation surfaces over and upstands above. A range of gloss fronted wall units are topped by preparation surfaces with tiling above and stainless steel single sink unit with vegetable drainer to side, mixer tap over and casement window to side. Fitted appliances include an oven with grill above, five ring hob set within a central island with treated wooden surface, gloss fronted base units and space for a wine cooler. Ideally suited as a breakfast bar with space for further appliances including an American style fridge freezer and dishwasher. Tiled flooring throughout, LED spotlights, family/seating area to rear with casement window to side, wood burning stove set on a granite hearth, tiled flooring throughout and bi-folding doors opening to the rear terrace and gardens beyond.

**UTILITY ROOM: 8' 3" x 5' 10"** (2.53m x 1.79m) Fitted with a range of base and wall units with wood effect preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap above, space and plumbing for washing machine and dryer and tiled flooring throughout. Half height panel glazed door to outside.

**BEDROOM 1: 15' 3" x 8' 11"** (4.66m x 2.74m) With casement window range to front, stripped wood effect flooring and door to:

**EN-SUITE SHOWER ROOM: 6' 0" x 2' 11"** (1.84m x 0.90m) Principally tiled and fitted with RAK ceramic WC, wash hand basin within a gloss fronted base unit and fully tiled, separately screened shower with Aqualisa shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

**BEDROOM 2: 11' 11" x 10' 11"** (3.65m x 3.34m) With UPVC framed double glazed casement window range to rear, panel glazed door opening to the rear terrace and mirror fronted fitted wardrobe units.

**FAMILY BATHROOM: 8' 7" x 7' 8"** (2.64m x 2.34m) Principally tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base

unit, bath with shower attachment over and LED spotlights. Hatch to loft, wall mounted heated towel radiator and door to linen store housing water cylinder with useful fitted shelving. Obscured glass window to side.

## First floor

**LANDING:** With door to useful eaves storage space and further door to:

**BEDROOM 3: 12' 10" x 10' 10"** (3.92m x 3.31m) With velux window to rear, bespoke fitted wardrobe units with attached hanging rail and useful shelving.

**BEDROOM 4: 16' 0" x 7' 1"** (4.88m x 2.18m) With velux window to rear and door to eaves storage space.

## Outside

The property is situated on Suffolk Avenue, within a short walk to the centre of the island with its thriving community, range of amenities and facilities including pubs, restaurants, and yachting/boating activities. Approached via a shingled driveway providing allocated off-street parking for approximately four vehicles with gated access opening to the gardens.

Arranged via a decked terrace with a distinctive grapevine set across the northern boundary with established trees and mature planting to the south, both a pear and greengage tree set within the gardens with a single expanse of lawn raised beds to rear and timber framed external store. Set to the rear of the gardens is a:

**OUTBUILDING: 18' 11" x 13' 0"** (5.78m x 3.97m) Currently utilised as an external store although offering scope for conversion into a home office or annexe/ancillary accommodation, if so required (subject to the necessary planning consents). With light and power connected.

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**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 80Mbps (source Ofcom).

**PHONE COVERAGE:** EE, Three and O2 (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

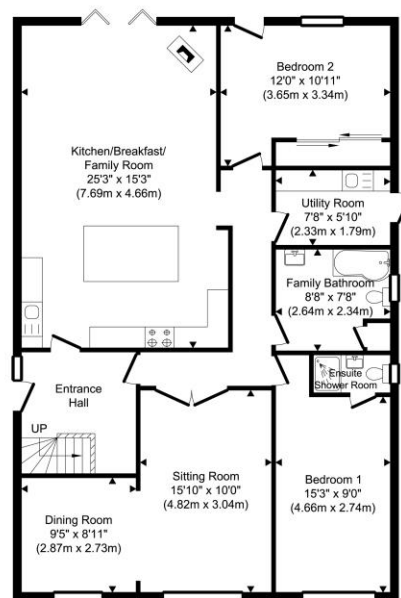
**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** sloping.parts.emulated

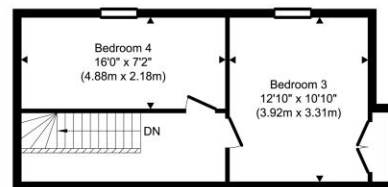
**LOCAL AUTHORITY:** Colchester City Council. Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG. (01206 282222). **BAND:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

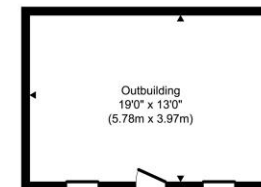
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Ground Floor  
Approximate Floor Area  
1283.48 sq. ft.  
(119.24 sq. m)



First Floor  
Approximate Floor Area  
359.19 sq. ft.  
(33.37 sq. m)



Outbuilding  
Approximate Floor Area  
246.92 sq. ft.  
(22.94 sq. m)

TOTAL APPROX. FLOOR AREA 1889.60 SQ.FT. (175.55 SQ.M.)  
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