



Flexible Family Living. Exceptional Annexe Space.

GUIDE PRICE

£575,000

2 Suffolk Avenue
West Mersea
Colchester, Essex
CO5 8ER



**FOUR
BEDROOMS**



**SELF-CONTAINED
ANNEXE**



**OPEN PLAN
LIVING**



EPC: F



KITCHEN / DINING



LIVING ROOM



REAR GARDEN

A HOME DESIGNED FOR FLEXIBILITY

More than simply a four-bedroom detached home, 2 Suffolk Avenue offers generous open-plan family living, a beautifully varied garden and an exceptional self-contained annexe. With its own entrance as well as access from the main house, the annexe is ideal for relatives, older children, guests or home working, while the main home provides three double bedrooms and a bright, sociable living space.



**DETACHED
FAMILY HOME**



**SELF-CONTAINED
ANNEXE**



**DRIVEWAY
PARKING**



**MULTI-SECTION
GARDEN**



**OPEN PLAN
LIVING**



**FAMILY
BATHROOM**



**THREE DOUBLE
BEDROOMS**



**BEAUTIFULLY
PRESENTED**



BEDROOM



FAMILY BATHROOM



ANNEXE KITCHEN



GARDEN / ORCHARD

£575,000

KEY INFORMATION

Bedrooms	4 total
Main House	3 double bedrooms
Annexe	Bedroom, kitchen, shower & living
Living	Open-plan kitchen / dining / lounge
Parking	Driveway
Rear Garden	Approx. 120 ft
Setting	Cul-de-sac
Heating	Gas central heating
EPC	F

ADDITIONAL FEATURES

The annexe is the standout feature, with access from the main house and its own private entrance. It can operate independently with a living room, kitchen, bedroom and shower room, making it ideal for multi-generational living, guests, older children or a dedicated home office.

The main house centres on a generous kitchen and dining room flowing naturally into the living room. Outside, the approximately 120 ft rear garden unfolds through a patio, established lawn, summer house and small orchard, creating several distinct areas for entertaining and relaxation.

FLOOR PLAN



Ground Floor



Floor 1