

6 Manor Close, Great Horkesley, Colchester, CO6 4AR



4 bedrooms
4 reception rooms
1 bathroom

Freehold

Guide Price

£575,000

Subject to contract



Some details

General information

A very well presented spacious detached family home situated in an exclusive close in this highly sought after village to the north of Colchester with a plot of around a quarter of an acre with the scope for further extensions subject to the usual planning consents, having great access to the A12, North Station and wonderful countryside.

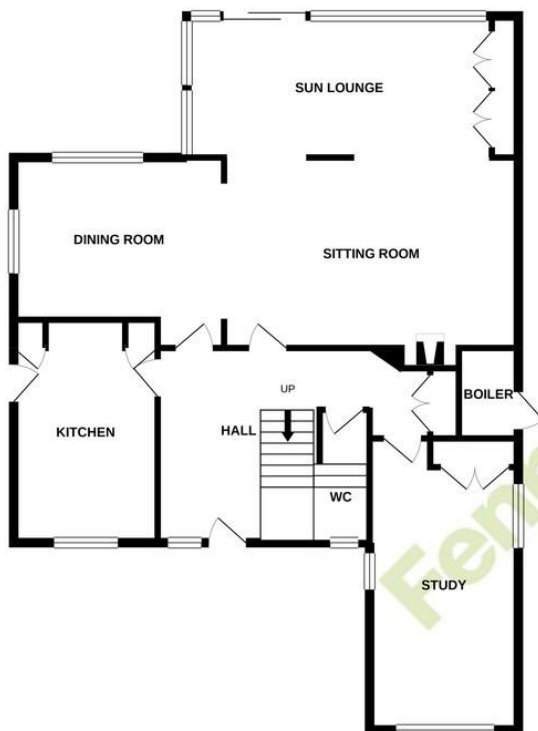
The property which benefits from oil fired radiator heating and double glazed PVCu windows has accommodation comprising double glazed entrance door to a welcoming reception hall, built in cloaks cupboard, understairs storage cupboard. The ground floor cloakroom has been re fitted with a stylish suite with vanity sink and wc with a double glazed window to the front. There is a spacious study with windows to front and side elevations and fitted storage cupboard. To the rear of the property the accommodation is of fabulous open plan design with the sitting room boasting a cast iron wood-burning stove, coving, double arched opening to sun lounge, picture windows to side and rear and fitted storage cupboards. The dining room also opens nicely from the lounge with windows to side and rear. To the front, the kitchen has been re fitted with modern units and ample worksurfaces, plumbing for automatic washing machine and dishwasher, cooker space and space for American style fridge/freezer with surrounding storage cupboards, double glazed window to front and double glazed door to side.

On the first floor the landing has a picture window to front and access to loft space. Bedroom one is located to the rear and has views over the rear garden as does bedroom two. Bedrooms three and four both have double glazed windows to the front. The bathroom again has been re fitted with a modern white suite comprising panelled bath with mixer taps and shower over, hand basin, low level w.c and double glazed window to the front.



A spacious and well presented four bedroom detached family residence on a plot extending to approximately ¼ of an acre.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance hall

Cloakroom

Sitting room

18' 2" x 11' 5" (5.54m x 3.48m)

Sun room

18' 10" x 8' 9" (5.74m x 2.67m)

Dining room

13' x 11' 5" (3.96m x 3.48m)

Study

18' x 8' 9" (5.49m x 2.67m)

Kitchen

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom one

16' 5" x 11' 6" (5m x 3.51m)

Bedroom two

15' x 11' 6" (4.57m x 3.51m)

Bedroom three

12' 4" x 9' 0" (3.76m x 2.74m)

Bedroom four

12' 1" x 8' 7" (3.68m x 2.62m)

Bathroom



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The outside

The property is situated on a delightful plot extending to approximately 1/4 of an acre, with the front providing a block paved driveway offering parking for numerous vehicles, carport and store with gated access to rear garden. To the side of the property there is a built in boiler cupboard housing the oil fired boiler and plastic oil storage tank. Access through the car port leading to the rear garden where there is a brick built workshop with power and light connected 9'4 x 8'6 then leading to the main garden area which is extensively laid to lawn with a well filled mature trees and shrubs, paved patio areas, timber storage shed and summerhouse.

Location

Manor Close is an exclusive cul de sac of individual properties and is situated in the highly sought after village of Great Horkesley which is approximately 5 miles north of Colchester town centre. The village has amenities including a primary school which is within easy walking distance of the property, church, local village store, wine merchants and 2 public houses/restaurants. For the commuter Colchester North station is approximately 2 miles away and provides a mainline railway service terminating at London Liverpool Street with a journey time scheduled for just under the hour. For the road user the property is within easy driving distance of the A12 dual carriageway. Colchester town centre itself offers a vast array of national retailers, specialist shops and many restaurants and bars catering for most tastes together with a multi screen cinema and the Mercury Theatre.

Important information

Council Tax Band - F

Services - We understand that the mains services of electricity, water and drainage are connected to the property.

Tenure - Freehold

EPC Rating - E

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Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed from Colchester along the Northern Approach Road, continue straight over the junction at Mill Road, turn left at the next set of traffic lights continuing up the Northern Approach Road and upon reaching the mini roundabout take the exit signposted the A134 Sudbury Road. Upon reaching the village of Great Horkesley continue over the first mini roundabout and upon reaching the second one turn left into Coach Road where Manor Close will be found immediately on the left hand side.

To find out more or book a viewing

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