



Laburnums
Great Horkesley, Essex

**DAVID
BURR**



Laburnums, Ivy Lodge Road, Great Horkesley, Colchester, Essex, CO6 4EN

Great Horkesley is a village bordered on the north by the river Stour and benefits from a shop, public house, parish church and a primary school. The village enjoys close links with West Bergholt which is about 1½ miles and offers two general stores, a chemist, pubs and a church. Whilst the village is surrounded by open countryside it is only 4 miles from the town of Colchester which provides extensive facilities, commuter rail link to London Liverpool Street station and access to the A12 trunk road which provides access for the east coast and the M25/London.

A three-bedroom detached bungalow enjoying an attractive setting on the well-regarded Ivy Lodge Road, conveniently located for the centre of the ever-popular North Essex village of Great Horkesley. A versatile, practically arranged property offering an accommodation schedule of approximately 1,000sq ft arranged via a single reception room with fitted kitchen to rear and three double bedrooms. Notable retained features include UPVC double glazed windows and doors, a tiled fireplace, fitted kitchen units and rear hall. Whilst fair to suggest the property requires modernisation/updating throughout, it nonetheless offers potential to further adapt and improve. Further benefits to the property include garaging, south facing rear gardens, a driveway with tandem private parking for approximately four vehicles and an attractive setting.

A three-bedroom detached bungalow requiring modernisation/updating with re-development potential (subject to the necessary planning permissions) with garaging, allocated off-street parking and south facing rear gardens.

Obscured panel-glazed timber door opening to:

ENTRANCE HALL: 12' 10" x 4' 10" + 13' 5" x 3' 1" (3.93m x 1.49m + 4.09m x 0.96m) An L shaped entrance hall with stripped wood effect flooring and door to:

SITTING ROOM: 17' 1" x 11' 0" (9' 1") (5.23m x 3.37m (narrowing to 2.79m)) With picture window range to front and fireplace with tiled hearth and surround.

KITCHEN: 17' 1" x 8' 11" (5.23m x 2.72m) Fitted with a matching range of base units with preparation surfaces over. Stainless steel single sink unit with hot and cold tap over and window range to rear affording a southerly aspect across the rear gardens. Space for an oven, fridge/freezer and door to pantry store. Further door to linen store housing water cylinder with useful fitted shelving.

BEDROOM 1: 12' 10" x 10' 11" (3.93m x 3.35m) With casement window range to front.

BEDROOM 2: 11' 0" x 9' 11" (3.36m x 3.04m) With casement window range to front.

BEDROOM 3: 12' 10" (9' 8") x 8' 11" (3.93m (narrowing to 2.96m) x 2.72m) With window to rear affording a southerly aspect with views across the rear gardens.

FAMILY BATHROOM: 5' 6" x 5' 1" (1.70m x 1.57m) Fitted with wash hand basin and fully tiled bath with shower attachment over and obscured glass window to rear.

CLOAKROOM: Fitted with ceramic WC.

Laburnums, Ivy Lodge Road, Great Horkesley, Colchester, Essex, CO6 4EN

REAR HALL: 5' 6" x 4' 0" (1.68m x 1.23m) With door to useful cloaks storage space and half height obscured panel glazed door to outside.

Outside

The property is located on Ivy Lodge Road and provides a lawned frontage with single width driveway providing tandem off-street parking for approximately three to four vehicles. Direct access is provided to the:

GARAGE: 20' 3" x 7' 4" (6.19m x 2.26m) With up and over door to front.

The south facing rear gardens are one of the property's most distinctive attributes with a timber framed external store, gated side access, single expanse of lawn and further area of garden to the eastern fringe.

TENURE: Freehold

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

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

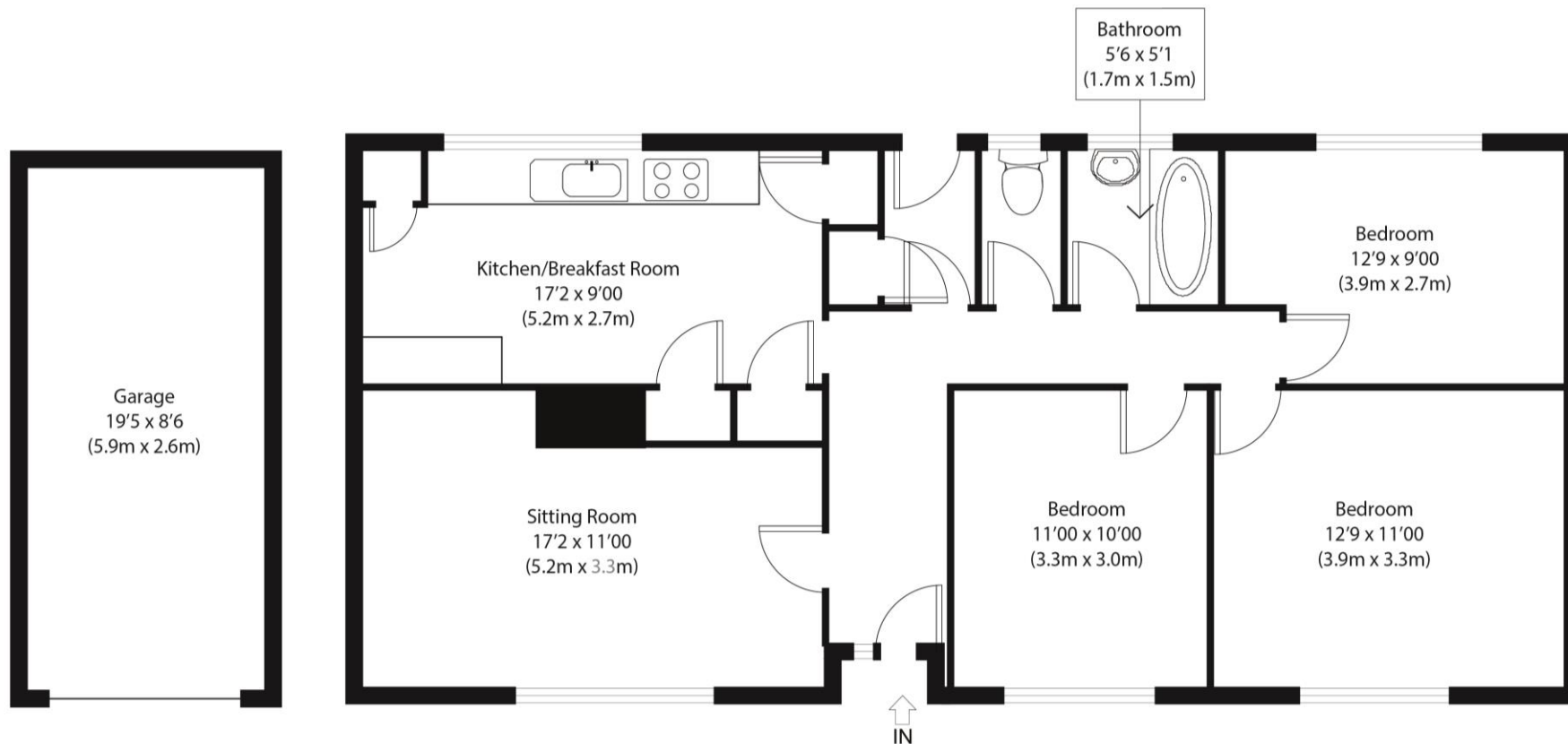
WHAT3WORDS: unicorns.drive.chills

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their

correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Laburnums, Ivy Lodge Road, Great Horkesley, Colchester, Essex, CO6 4EN



Ground Floor

Approximate Gross Internal Area
Main House 930 sq ft (86 sq m)
Garage 170 sq ft (16 sq m)
Total 1100 sq ft (102 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.djphotos.co.uk

DAVID
BURR

