



**2 Braeburn Road,
Great Horkesley, Essex**

**DAVID
BURR**



2 Braeburn Road, Great Horkesley, Colchester, Essex, CO6 4FJ

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.

An exceptionally well-presented four double bedroom (one en-suite) detached double-fronted property, located on a small, well-planned development located within the much sought-after North Essex village of Great Horkesley. Constructed by the award winning Mersea Homes and offering an accommodation schedule of approximately 1,505 square foot, the property has been subject to an extensive programme of adaption and enhancement by the current owners and offers a distinctive open-plan ground floor aspect with notable retained features including a triple-aspect sitting room with bay windows and plantation shutters, LVT flooring throughout and a distinctive, gloss fronted, granite topped open-plan kitchen/dining/family room with adjacent utility room, LED spotlights and bi-folding doors opening to the rear gardens. Ideally suited as a family home the property is within walking distance of Great Horkesley village primary school and lies within convenient reach of the A12 trunk road, A134 and the historic Roman town of Colchester with its direct rail link to London Liverpool Street. Further benefits to the property include a detached garage, tandem private parking providing space for two vehicles and low maintenance, well-screened rear garden with polished concrete rear terrace.

A four-bedroom (one en-suite) double-fronted property offered to the market in excellent order enjoying a distinctive open-plan aspect and further benefitting from garaging, tandem private parking and established, well-screened low maintenance gardens.

Timber-clad security door with obscured glass panelling opening to:

ENTRANCE HALL: 3.29m x 1.63m (10'9" x 5'4") With LVT flooring, vertical cylinder radiator and door to useful under-stair cloak storage. Double doors opening to:

SITTING ROOM: 7.85m (into bay) x 5.0m (into bay) (25'9" x 16'4") Afforded a triple aspect with bay window to front, further window and additional bay window to side with French doors to rear opening to the gardens. Plantation shutters throughout, central electric fireplace feature and LVT flooring throughout.

KITCHEN/DINING/FAMILY ROOM: 7.48m (narrowing to 4.34m) x 4.38m (24'6" – 14'2" x 14'4") Adapted by the current owners to create a single, distinctively open-plan ground floor area and fitted with a matching range of base and wall units with granite preparation surfaces over and upstand above. Stainless steel Franke single sink unit with mixer tap above and appliances within the wall units include a Bosch oven with hob above, refrigerator/freezer and Bosch dishwasher. The remaining wall units comprise a range of deep-fill pan drawers, shelving units and pull-out larder style tall unit with fold-out shelving. A granite-topped central island is fitted with a four-ring ceramic hob, wine cooler, extensive gloss fronted base level storage, soft-close internally sliding cutlery drawers, raised breakfast bar with seating and CDA extraction vent above the hob. LED spotlights, vertical cylinder radiator and bi-folding doors open to the rear terrace and gardens.

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UTILITY ROOM: 2.08m x 1.78m (16'9" x 5'10") With space for washing machine and tumble dryer set behind a gloss fronted unit, granite surface with upstands above and two additional wall units with shelving. LED spotlights, LVT flooring and panel glazed door to outside.

CLOAKROOM: 1.74m x 1.05m (5'8" x 3'5") Fitted with a ceramic WC, wall-hung ceramic wash-hand basin with tiling above and LVT flooring.

First Floor

Landing with hatch to loft and door to linen store housing pressurised water cylinder with useful fitted shelving.

BEDROOM 1: 4.25m x 3.52m (13'11" x 11'6") With casement window to front and plantation shutters, double doors to fitted wardrobe with attached hanging rails and further door to store room with useful fitted shelving.

EN-SUITE SHOWER ROOM: 2.40m x 1.63m (7'10" x 5'4") Fully tiled and fitted with ceramic WC, Vitra wash-hand basin upon a wall-hung unit with wood-effect fronted storage below. Fully tiled separately screened double shower unit with both mounted and handheld chrome shower attachment. Recessed tiled shelving and spotlights. Mirror-fronted wall storage unit and obscured glass casement window to front.

BEDROOM 2: 3.84m x 3.02m (12'7" x 9'10") With casement window to front and plantation shutters.

BEDROOM 3: 4.25m x 2.87m (13'11" x 9'4") With casement window to rear, plantation shutters and double doors to fitted wardrobe.

BEDROOM 4: 3.63m x 2.53m (11'10" x 8'3") With window to rear affording views over the gardens.

FAMILY BATHROOM: 2.23m x 1.70m (7'3" x 5'6") Partly tiled and fitted with ceramic WC, pedestal wash-hand basin and bath with tiling over and handheld over-shower attachment. Obscured glass casement window to rear and LED spotlights.

Outside

The property is prominently situated on Braeburn Road with wrought-iron fence line to front, principally evergreen border planting and an expansive lawn to the side elevation providing an additional area of garden.

The property offers tandem tarmac private off-street parking with space for two vehicles and direct access to the:

GARAGE: 5.35m x 2.49m (17'6" x 8'2") With single up-and-over door to front, light and power connected.

The rear gardens are arranged via a polished concrete terrace, expanse of artificial lawn beyond and both fence line and walled border with a slate chipped bed, rear seating area and exterior lighting.

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

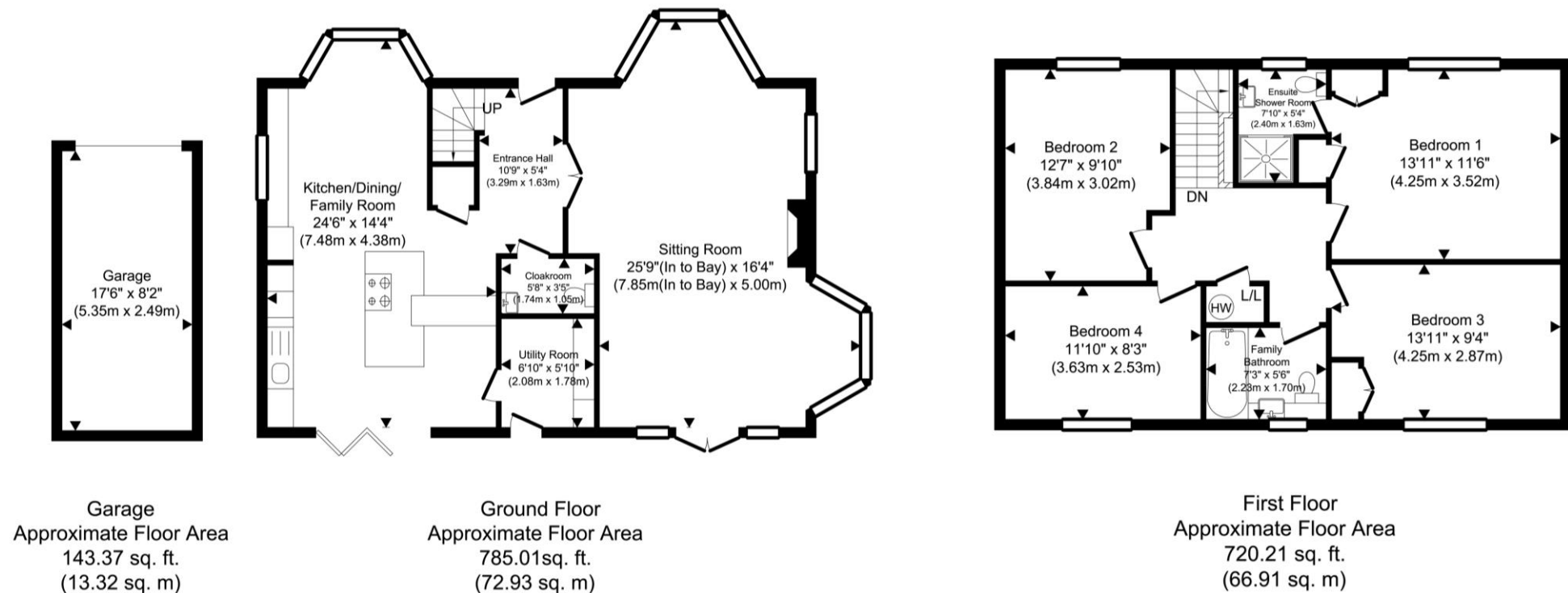
EPC RATING: Energy rating B. A copy of the energy performance certificate is available on request.

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

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VIEWING: Strictly by prior appointment only through DAVID BURR.
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TOTAL APPROX. FLOOR AREA 1648.60 SQ.FT. (153.16 SQ.M.)
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