



**4 bedroom  
Detached  
House located  
in Great  
Horkesley.**

Guide Price  
**£600,000 - £625,000**

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# Spartan Close Great Horkesley Colchester CO6 4FL

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE of £600,000 - £625,000\*\*\*

A village rarity based in the North of Colchester . John Alexander are delighted to offer this extended detached four bedroom family home situated in the popular village of Great Horkesley. This stunning property offers a very spacious and well thought layout of the ground floor, perfectly located for Colchester General Hospital, Northern Gateway, Trinity Secondary School, A12/A20 interchange and North Station railway station with its direct links to London Liverpool Street.

Other benefits of this home include three reception rooms, cloakroom, kitchen/breakfast room, ensuite to master, family bathroom, security system, enclosed rear garden and a garage with off road parking.

### ENTRANCE HALL

Radiator, storage cupboard, stairs to first floor.

### RECEPTION ROOM/STUDY

**10' 10" x 10' 0" (3.3m x 3.05m)**

Double glazed bay window, radiator, double doors to kitchen/diner/family room

### FURTHER RECEPTION ROOM/PLAY ROOM

**13' 11" x 10' 10" (4.24m x 3.3m)**

### CLOAKROOM

Low level WC, wash basin, heated towel rail.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

**25' 4" x 20' 8" (7.72m x 6.3m)**

Recently been extended to the ground floor now offering this spacious living space incorporating a luxury fitted kitchen with large island, a range

of built in appliances including full length fridge and freezer, wine fridge, double ovens and microwave oven, hidden extractor fan. By-fold doors to rear. Radiators.

### UTILITY ROOM

**20' 8" x 5' 3" (6.3m x 1.6m)**

A range of base and eye level cupboards, sink unit, space for washing machine and tumble dryer. Door to outside with double glazed window to rear.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

**13' 11" x 11' 8" (4.24m x 3.56m)**

Double glazed window, radiator. Built in wardrobes. Door to En-Suite.

### EN-SUITE SHOWER ROOM

Walk in shower, low level WC, wash basin, heated towel rail.

### BEDROOM TWO

**13' 11" x 9' 5" (4.24m x 2.87m)**

Double glazed window, radiator. built in wardrobes.

### BEDROOM THREE

**12' 8" x 10' 1" (3.86m x 3.07m)**

Double glazed window, radiator.

### BEDROOM FOUR

**11' 11" x 8' 4" (3.63m x 2.54m)**

Double glazed window, radiator.

### FAMILY BATHROOM

White suite comprising of bath, low level WC, wash basin, heated towel rail, Obscure double glazed window.



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## **OUTSIDE**

The property is located down a private driveway with undisturbed views to the front aspect. Driveway to the side to timber double gates leading to detached garage.

Side access to the rear garden which is laid to lawn with large patio area, enclosed by panelled fencing.



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Spartan Close, Great Horkesley, Colchester, CO6 4FL

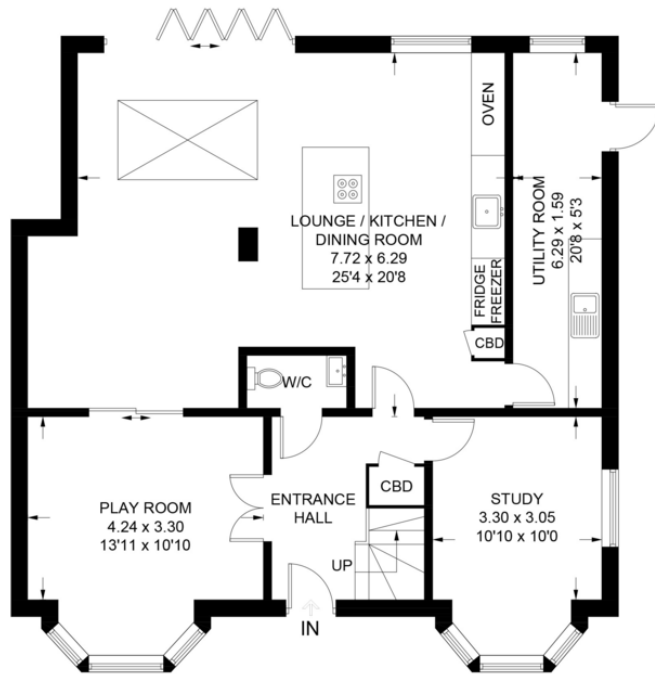




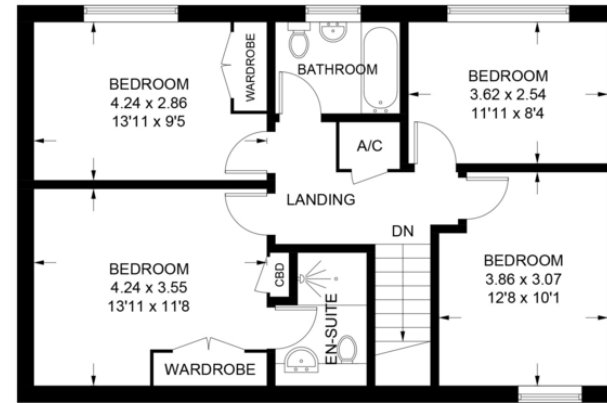
## FLOORPLAN

### Spartan Close

Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft



**Ground Floor**  
103.7 sq m / 1116 sq ft



**First Floor**  
67.8 sq m / 730 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

### CONTACT

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