



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

**Offers in Excess of
£430,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Glebelands Great Horkesley Colchester CO6 4HF



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FULL DESCRIPTION

THE HOME

Upon entering, you are greeted by a spacious entrance hall featuring a radiator and a staircase leading to the first floor, with convenient storage space beneath. The cloakroom is equipped with an obscure double-glazed window to the front, a W.C., and a wash hand basin.

The playroom offers a comfortable space with a double-glazed window to the front and a radiator. The heart of the home, the stunning kitchen/diner, boasts a double-glazed window overlooking the rear garden and bi-folding doors that open to the outdoor space. This stunning kitchen is well-appointed with modern amenities, including a single drainer sink unit with a mixer tap inset into the worksurface, cupboards and drawers below, a matching range of eye-level cupboards, space for a range cooker, an integrated dishwasher, and provision for an American-style fridge freezer.

A separate utility room offers additional conveniences, with a door to the garden, a radiator, a sink unit inset into the worksurface with cupboards below, matching eye-level cupboards, and space and plumbing for a washing machine.

The inviting living room features a double-glazed window to the front aspect, a radiator, a charming fireplace with an inset log burner, and stylish feature panelling.

The first-floor landing serves as a central hub, complete with a radiator, an airing cupboard for additional storage, and access to the loft.

Bedroom One: The main bedroom features a double-glazed window to the front aspect, ensuring a flow of natural light, and is equipped with a radiator for comfort. An en-suite bathroom enhances the primary suite, featuring an obscure double-glazed window to the side, a walk-in shower, a low-level W.C., a wash hand basin, and a radiator.

Bedroom Two: This spacious room enjoys double-glazed windows to both the front and rear aspects, making the space bright and airy, and includes a radiator.

Bedroom Three: With a double-glazed window overlooking the rear aspect and a radiator, this room offers a cosy retreat.

Bedroom Four: This bedroom also has a double-glazed window to the front aspect and a radiator, ideal for use as a guest room or home office.

Family Bathroom: The well-appointed family bathroom is fitted with an obscure double-glazed window to the rear, a panel bath, a low-level W.C., a wash hand basin, and a radiator, providing a perfect blend of functionality and style.

OUTSIDE

At the front of the property, a spacious paved driveway offers ample off-road parking. The rear garden begins with a charming patio, transitioning into a well-maintained lawn, and features an additional decked seating area. The garage has been partially converted into a functional office space, with the rear section preserved for storage.



THE LOCATION

The property is situated in the highly sought-after village of Great Horkesley, located to the north of Colchester. This charming village offers residents a peaceful, rural lifestyle while still being conveniently close to essential amenities. Just a short drive away is Colchester North Station, providing regular and reliable rail links to London Liverpool Street, making it an ideal location for commuters.

The property itself benefits from its proximity to surrounding countryside, offering numerous walking trails and outdoor activities. This blend of rural charm and urban convenience makes Great Horkesley a desirable location for those seeking a balanced lifestyle.

KITCHEN/DINER

20' 11" x 8' 6" (6.38m x 2.59m)

UTILITY ROOM

12' 9" x 5' 3" (3.89m x 1.6m)

PLAY ROOM

9' 11" x 9' 2" (3.02m x 2.79m)

LIVING ROOM

15' 2" x 10' 9" (4.62m x 3.28m)

GARAGE/STORAGE

OFFICE

BEDROOM ONE

12' 10" x 9' 11" (3.91m x 3.02m)

BEDROOM TWO

15' 7" x 9' 1" (4.75m x 2.77m)

BEDROOM THREE

9' 11" x 8' 10" (3.02m x 2.69m)

BEDROOM FOUR

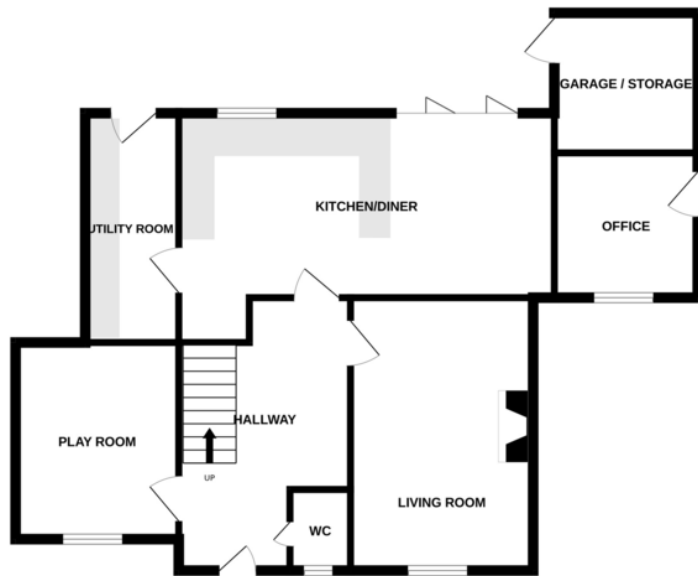
8' 3" x 6' 11" (2.51m x 2.11m)

BATHROOM

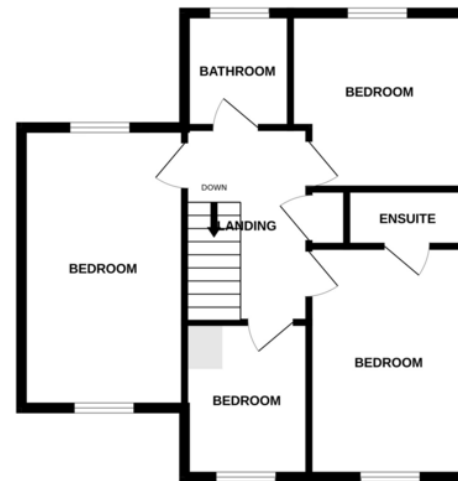


FLOORPLAN

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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