



- A Stunning Detached Bungalow
- Three Double Bedrooms With En-Suite To Master
- Cosy Living Room With Stunning Feature Fireplace
- Open Plan Kitchen/Dining/Family Room
- Highly South After Village Location 'Great Horkesley'
- Secluded Position Backing Onto A Wooded Copse
- Detached Double Garage

The Laurels, Nayland Road, Great Horkesley, Colchester, Essex. CO6 4HA.

Located at the end of a private road in a secluded position is this stunning three double bedroom detached bungalow, located in the highly sought after village of Great Horkesley with views of a wooded copse to the rear. The village of Great Horkesley has excellent access commuting facilities with Colchester North Station, the A12 and highly-regarded state and independent schools on the doorstep. Offering three double bedrooms with a walk in wardrobe and en-suite shower room to the master bedroom, a fabulous living room featuring a brick fireplace with an inset log burner, 23ft kitchen/dining/family room with high quality appliances, study, utility room and a family bathroom.



Property Details.

All Accommodation On Ground Floor

Entrance Hall

With two radiators, airing cupboard, storage cupboard, loft access and doors to;

Kitchen/Dining/Family Room



23' 5" x 12' 5" (7.14m x 3.78m) With feature box bay double glazed window to front, radiator, a range of matching eye level and base units with granite worktops over, inset sink with drainer groove, NEFF appliances to include a combination oven, electric oven and induction hob, integrated dishwasher, space for fridge/freezer, open to inner hall.

Utility Room

7' 11" x 6' 7" (2.41m x 2.01m) With double glazed window to side, door to rear, wall hung radiator, matching units with worktop over, space and plumbing for washing machine.

Study

7' 9" x 5' 11" (2.36m x 1.80m) With double glazed window to front and side, radiator.

Living Room



20' 1" x 12' 10" (6.12m x 3.91m) With two double glazed windows to rear, French doors to rear garden, two radiators, brick fireplace with inset log burner, TV point.

Bedroom One



12' 1" x 11' 1" (3.68m x 3.38m) With double glazed window to front, radiator, built in wardrobes, doors to;

Walk in Wardrobe

6' 3" x 5' 6" (1.91m x 1.68m) With power and light.

Property Details.

En-Suite Shower Room



With heated towel rail, enclosed cistern WC, wash hand basin, part tiled walls, shower cubicle, extractor.

Family Bathroom



With obscure double glazed window to rear, radiator, part tiled walls, low level WC, wash hand basin, panelled bath, extractor.

Bedroom Two



13' 6" x 9' 5" (4.11m x 2.87m) With double glazed window to rear, radiator.

Bedroom Three

10' 0" x 10' 3" (3.05m x 3.12m) With double glazed window to front, radiator.

Outside

Rear Garden



To the rear of the property is a beautifully maintained rear garden which backs onto open woodland. The garden offers a large patio area and further decking area which would both suit outdoor furniture and make an ideal space for entertaining guests. The garden is enclosed and has gated side access.

Detached Double Garage

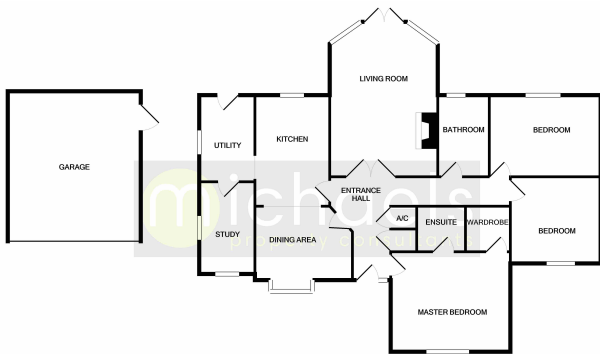
17' 8" x 15' 8" (5.38m x 4.78m) With up and over door to front, door to side, eaves storage, power and light connected.

Driveway

Accessed via a private driveway the property benefits from a shingle driveway in front of the garage.

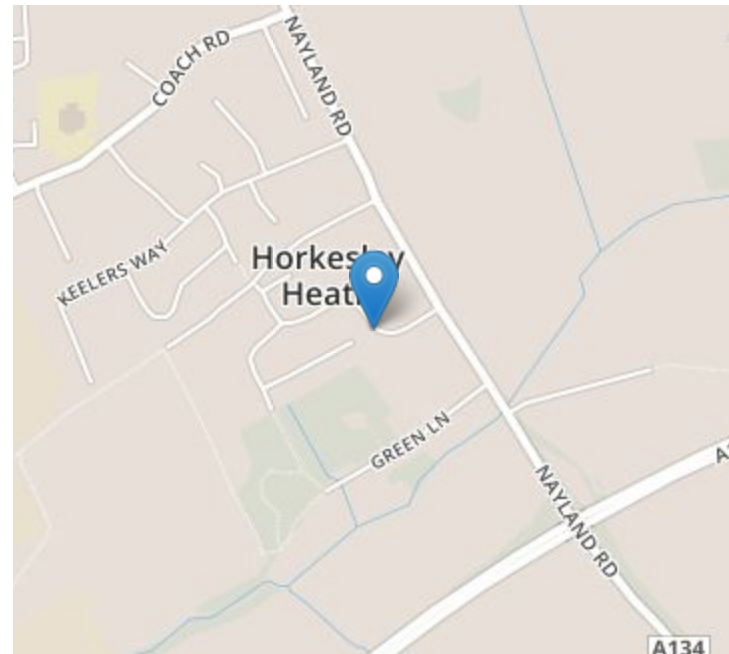
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Floorplans

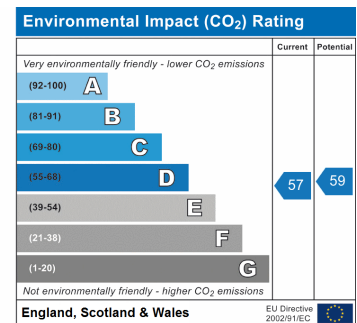
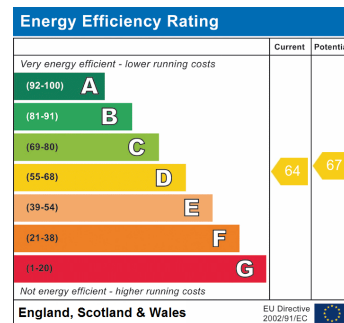


While every attempt has been made to ensure the accuracy of the floor plan, combined with measurements of each, whether, taken at any other time, an approximation and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as a guide for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Made with floorplan 02/22

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.