



- Situated In The Desirable Village Of Great Tey
- An Excellent Example Of A Four Bedroom Detached Family Home
- Two Large Reception Rooms
- Fully Open Plan Modern Kitchen/Dining Area
- Four Generous Bedrooms
- Garage, Car Port & Driveway For Multiple Vehicles
- Ground Floor Cloakroom
- Separate Utility Room With Direct Access Into Garden
- Corner Plot Position
- Within Close Proximity Of Marks Tey Mainline Station, A12 & A120

## 2 Harvesters Way, Great Tey, Colchester, Essex. CO6 1AD.

Nestled within the picturesque village of Great Tey, this substantial family residence offers an idyllic blend of countryside tranquillity and convenient urban access. Located to the West of Colchester, Great Tey is a highly sought-after area, particularly cherished by families for its proximity to essential amenities, excellent transport links, and top-notch schooling, all while preserving the charm of village life.





# Property Details.

## Ground Floor

### Hallway

Entrance door opens to entrance hall with stairs to first floor, radiator, door leading to:

### Ground Floor Cloakroom

5' 11" x 5' 5" (1.80m x 1.65m) WC, vanity unit, half tiled walls. Vertical towel radiator.

### Living Room



15' 11" x 13' 1" (4.85m x 3.99m) UPVC window to front aspect, stone fireplace with living flame LPG fire, radiator, opening doors to dining room and large patio doors to conservatory.

### Dining Room/Reception Room



21' 6" x 10' 3" (6.55m x 3.12m) UPVC window to front aspect, door to entrance hall, opening pane doors to kitchen, radiator.

## Kitchen



21' 3" x 10' 5" (6.48m x 3.18m) plus 9' 10" x 9' 8" (3.00m x 2.95m) UPVC windows to rear garden aspect, full range of base and eye level soft closing contemporary base units with drawers and cupboards, work surfaces over with inset one and half bowl sink unit with mixer tap, drainer to one side, matching eye level wall cabinets, space for fridge/freezer, pull out larder cupboard along with corner cupboard with pull out shelving, radiator, patio doors leading to:

### Conservatory



13' 5" x 12' 3" (4.09m x 3.73m) UPVC French doors and adjacent windows to rear garden, patio doors to living room, tiling to floor, radiator.

### Side Lobby

Door from kitchen to side lobby with tiled floor, UPVC door to front aspect, door to utility room and door to garage.

### Utility Room

11' x 5' 11" (3.35m x 1.80m) Stainless steel single drainer sink unit, space for washing machine and tumble dryer, door to rear garden, tiling to walls and floor, radiator.



# Property Details.

## First Floor

### Landing

Access to loft hatch, door leading to:

### Bedroom One



15' 11" x 13' 1" (4.85m x 3.99m) UPVC windows to front and rear aspect, fitted wardrobes with sliding mirror doors to one wall, radiator.

### Bedroom Two



10' 3" x 8' 5" (3.12m x 2.57m) UPVC window to rear aspect, built in wardrobe cupboard, radiator.

### Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m) UPVC window to front aspect, fitted wardrobes with sliding mirror doors, radiator.

### Bedroom Four

8' 7" x 7' 10" (2.62m x 2.39m) UPVC window to rear, Built in wardrobe cupboard, radiator.

## Family Bathroom



10' 1" x 6' (3.07m x 1.83m) UPVC window to front aspect, tiled panelled bath with shower attachment, separate tiled shower cubicle, WC, vanity unit, tiling to walls, inset spotlights to ceiling, shaver point, vertical towel radiator.

## Garage

Garage approached from the carport with its own driveway and space for multiple vehicles. Up and over door, light and power connected.

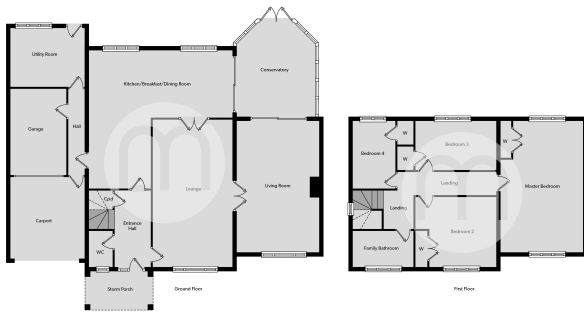
## Garden



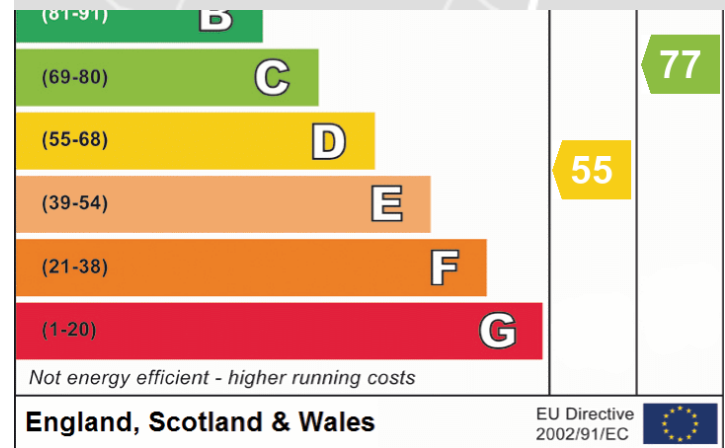
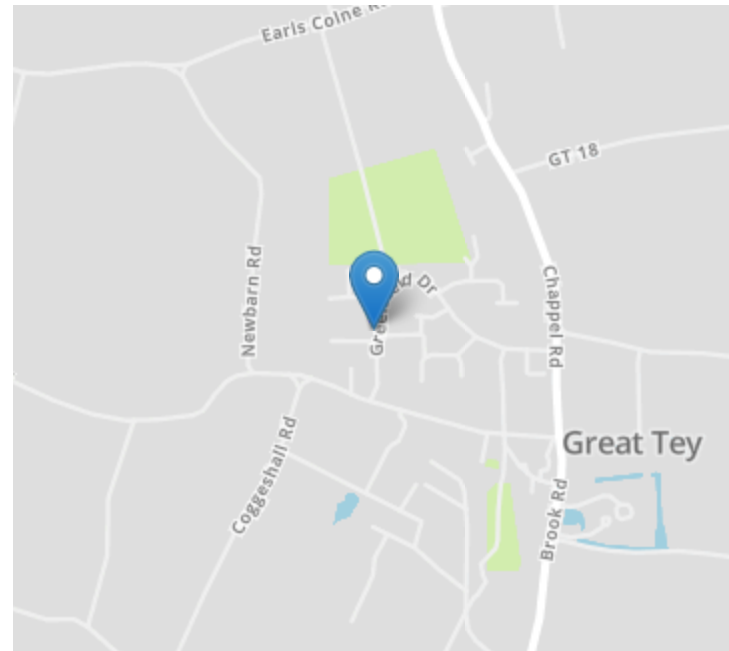
Laid mainly to lawn with patio area, to the corner of the garden there is a pleasant raised decking area which affords a delightful aspect across the rear garden.

# Property Details.

## Floorplans



## Location



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.