



- *Guide Price £300,000 - £320,000*
- A Well Presented Semi-Detached House
- Four Generous Bedrooms
- Living Room Open Plan To Dining Area
- Conservatory
- Fitted Kitchen With NEFF appliances
- Modern Bathroom And Downstairs Cloakroom
- Private Landscaped Rear Garden
- Garage And Off Road Parking

40 Grantham Road, Great Horkesley, Colchester, Essex. CO6 4TU.

Guide Price £300,000 - £320,000 An exceptionally spacious and well presented four bedroom semi-detached property residing in the ever popular village of Great Horkesley to the North/West of Colchester, providing excellent access to North Station, the A12 and the village's superb local schooling & amenities. The property enjoys an array of excellent sized accommodation throughout, ideal for the growing family and must be viewed internally in order to be fully appreciated.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With doors to;

WC

With Obscure double glazed window to front, wash hand vanity basin, close coupled WC.

Lounge



14' 1" x 12' 4" (4.29m x 3.76m) With UPVC double glazed window to front, radiator, TV point, stairs to first floor, open to;

Dining Room



12' 8" x 9' 2" (3.86m x 2.79m) With UPVC double patio doors to rear, wood floor, radiator, door to;

Kitchen



12' 7" x 10' 10" (3.84m x 3.30m) With UPVC double window to rear, two built in cupboards, a range of fitted matching eye level and base units with drawers and worktops over, inset sink and drainer, NEFF appliances to include; double oven and induction hob, space for other kitchen appliances.

Conservatory



21' 5" x 7' 10" (6.53m x 2.39m) Brick plinth and UPVC construction with windows to rear and French doors providing access to the rear garden.

First Floor

Landing

With loft access and doors to;

Property Details.

Bedroom One



12' 2" x 10' 8" (3.71m x 3.25m) With large UPVC double glazed window to front, radiator.

Bedroom Two



11' 0" x 9' 9" (3.35m x 2.97m) With UPVC double glazed window to rear, radiator, built in cupboard.

Bedroom Three

10' 7" x 10' 7" (3.23m x 3.23m) With UPVC double glazed window to front,, radiator, built in cupboard.

Bedroom Four

9' 9" x 9' 3" (2.97m x 2.82m) With UPVC double glazed window to rear, radiator, built in cupboard.

Bathroom



With UPVC double glazed obscure window to side, heated towel rail, wash hand basin, close coupled WC, panelled bath with shower screen and shower over.

Outside

Garden



Outside, the current owners have had the garden recently landscaped and it now offers a large patio area suitable for outdoor furniture whilst being enclosed by panel fencing with gated side access.

Garage

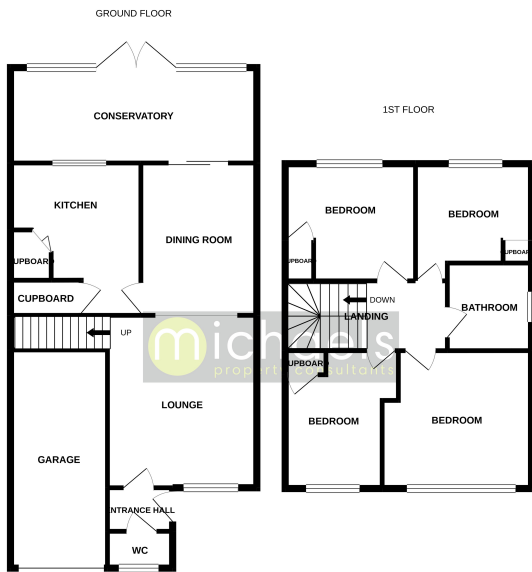
18' 1" x 8' 2" (5.51m x 2.49m) With up and over door to front, power and light connected.

Driveway

In front of garage providing off road parking.

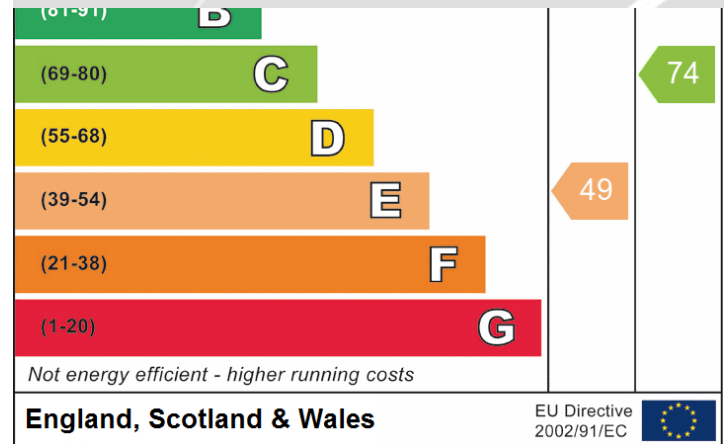
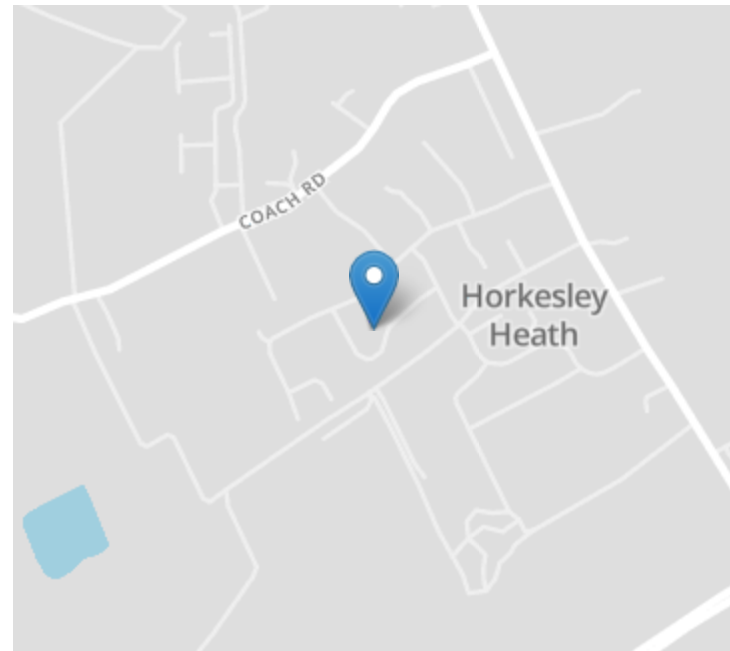
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and are responsibility to identify any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The accuracy of these measurements should be confirmed by a professional surveyor. The accuracy of these measurements should be confirmed by a professional surveyor. Made with Metaplan 1/2020

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.