



- Idyllic Location Overlooking Greensward
- Detached Residence With Accommodation Over Three Floors
- Four Bedrooms, Two En-Suites
- Stunning 27ft Open Plan Kitchen/Family Room
- Cloakroom And Family Bathroom
- Detached Double Garage
- Generous Garden
- Large Driveway Providing Parking For Numerous Cars

18 Tile House Lane, Great Horkesley, Colchester, Essex. CO6 4EA.

A fine example of a well designed, spacious four bedroom detached residence offering impeccable living quarters with a stunning 27ft open plan kitchen/dining/family room and four well proportioned bedrooms spread over two floors. Situated in a generous plot overlooking greensward to the front in the highly sought after village of Great Horkesley to the north of Colchester, this grand residence would suit any prospective growing family.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, two storage cupboards, radiator, doors to:

WC

With close coupled WC, wash hand basin, radiator, tiled flooring, extractor fan.

Living Room



21' 3" x 12' 11" (6.48m x 3.94m) With UPVC double glazed bay window to front, further window to side, two radiators, door to:

Open Plan Kitchen/Dining/Family Room



27' 11" x 21' 0" (8.51m x 6.40m) A fabulous space offering an atrium glass roof, UPVC double glazed French doors and windows to rear, UPVC double glazed window to side, door to side, two radiators, Amtico flooring, inset spotlights.

Kitchen



The kitchen offers a range of matching eye level and base units with a further island unit, granite worktops, inset sink and drainer groove, integrated fridge/freezer and dishwasher, in-built double oven, inset induction hob and extractor hood.

First Floor

First Floor Landing

Built-in storage cupboard, cupboard housing hot water cylinder, stairs to second floor, doors to:

Bedroom One



18' 9" max x 12' 7" max (5.71m max x 3.84m max) With UPVC double glazed door to front to Balcony with adjacent full height windows offering views over the village green, further UPVC double glazed window to front, radiator, double built-in wardrobe, door to:

En-Suite One

With UPVC double glazed obscure window to side, close coupled WC, pedestal wash hand basin, double shower cubicle, stainless steel heated towel rail, tiled flooring, inset spotlights, extractor fan.

Property Details.

Bedroom Three

16' 4" x 10' 11" (4.98m x 3.33m) With UPVC double glazed window to rear, radiator.

Bedroom Four

9' 8" x 9' 6" (2.95m x 2.90m) With UPVC window to rear, radiator, loft access.

Family Bathroom



With UPVC double glazed obscure window to side, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator, tiled flooring, inset spotlights, extractor fan.

Second Floor

Second Floor Landing

Velux window to side, radiator, door to:

Bedroom Two



17' 3" max x 17' 2" max (5.26m max x 5.23m max)With dual aspect velux windows to side, UPVC double glazed window to front with views over village green, two radiators, double fitted wardrobe, loft access, door to:

En-Suite Two



With Velux window to side, close coupled WC, pedestal wash hand basin, double shower cubicle, tiled flooring, radiator, inset spotlights, extractor fan.

Outside

Front

Driveway providing ample off street parking with double gates leading to further driveway and Double Detached Garage with two electric roller doors.

Rear



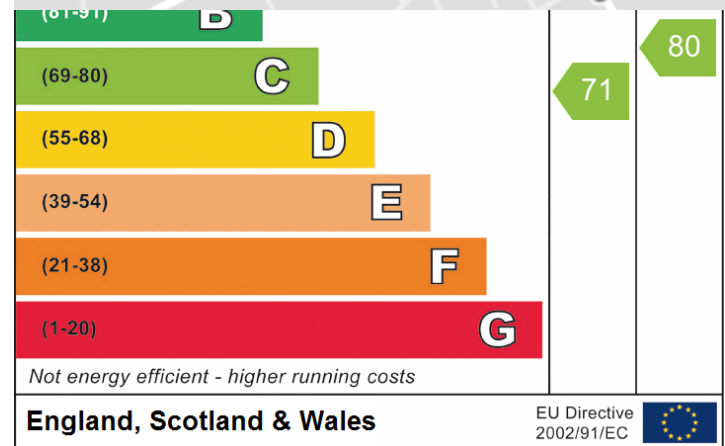
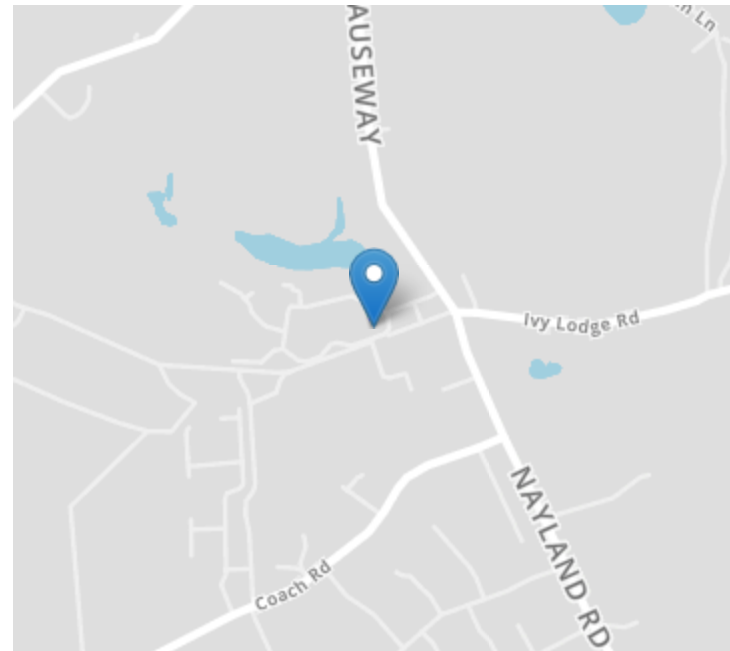
The rear garden commences with decked area, the remainder being laid to lawn with gate providing access to the rear of the garage housing oil tank and bin storage area.

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.