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property consultants

- Occupying A Favourable Corner Plot
- Ever Popular Village Of Gt. Horkestone Location
- Impressive Four Bedroom Detached Residence
- Downstairs Cloakroom & First Floor Four Piece Family Bathroom
- Two Reception Rooms
- Fitted Kitchen & Separate Utility Room
- Garage & Generous Garden
- Ample Off Road Parking
- Served On An Excellent Bus Route To Colchester's Town Centre & North Station
- Array Of Amenities & Schooling Near By

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28 Keelers Way, Great Horkestone, Colchester, Essex. CO6 4EE.

Occupying a corner plot in the ever popular village of Gt. Horkestone, to the North of Colchester sits this impressive four bedroom detached residence. Boasting a wealth of living and bedroom accommodation throughout, this home is ideal for the expanding family and is within moments of excellent schooling and served by a bus network to Colchester's North Station and vibrant town centre. Presented to the market in good order and ideal for the expanding family, accommodation is evenly distributed across two floors and complete with a generous garden, ample off road parking and a large garage.



Property Details.

Ground Floor

Entrance Hall

6' 1" x 13' 2" (1.85m x 4.01m) Entrance door to front aspect, floor to ceiling double glazed window to front aspect, radiator, internal glazed double doors to living room, access to:

Downstairs W.C

Tiled floor, W.C, wall mounted wash hand basin, double glazed window to front aspect, 1/2 tiled walls

Reception Room



20' 3" x 14' 5" (6.17m x 4.39m) Wood effect laminate flooring, exposed brick feature wall, radiator x2, variety of communication points, double glazed window to front aspect, stairs to first floor, open plan to:

Dining Room



12' 4" x 9' 1" (3.76m x 2.77m) Sliding patio doors to rear aspect (providing access to generous rear garden), radiator, wood effect laminate flooring

Kitchen



12' 4" x 11' 2" (3.76m x 3.40m) Fitted kitchen comprising of double glazed window to rear aspect, inset stainless steel sink, drainer and mixer tap, breakfast bar, wood effect laminate flooring, fitted base and eye level units with work surfaces over, inset four ring hob with extractor fan over and upstands, integrated dishwasher & fridge, electric fan assisted oven and grill, spotlights, double glazed door to rear aspect (garden access), further door to:

Utility Room

10' 4" x 6' 1" (3.15m x 1.85m) Base and eye level fitted units with work surfaces over, inset sink, drainer and mixer tap, space for washing machine, tumbler dryer, freestanding fridge/freezer, wood effect laminate flooring

First Floor

First Floor Landing

Loft access above, stairs to ground floor, radiator, doors to:

Master Bedroom



12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to front aspect, built in wardrobes, radiator

Property Details.

Bedroom Two



9' 9" x 10' 9" (2.97m x 3.28m) UPVC window to rear aspect, airing cupboard housing immersion tank, wood effect laminate flooring, radiator

Bedroom Three



UPVC window to front aspect, radiator, wood effect laminate flooring, inset storage cupboard

Bedroom Four

9' 7" x 9' 5" (2.92m x 2.87m) UPVC window to rear aspect, wood effect laminate flooring, radiator

Family Bathroom



Tiled family bathroom suite comprising of tiled floor and walls, vanity wash basin, panel bath with shower hose attachment, corner shower cubicle with tiled wall behind, chrome wall mounted towel rail, W.C, double glazed window to side aspect

Outside, Garden, Garage & Parking



This spacious home benefits from a mature, enclosed and large rear garden. The garden commences with a block paved patio area, accessible from both the kitchen and dining room and ideal for outdoor dining and seating furniture. The remainder of the garden is predominately laid to lawn and feature an array of shrubs, plants and hedges. Boundaries are formed by a brick wall and panel fencing. Secure side access leads to a private front driveway, offering off road parking for multiple vehicles.

This home is further enhanced by a garage, ideal for additional storage and is also accessible from a garden side door.

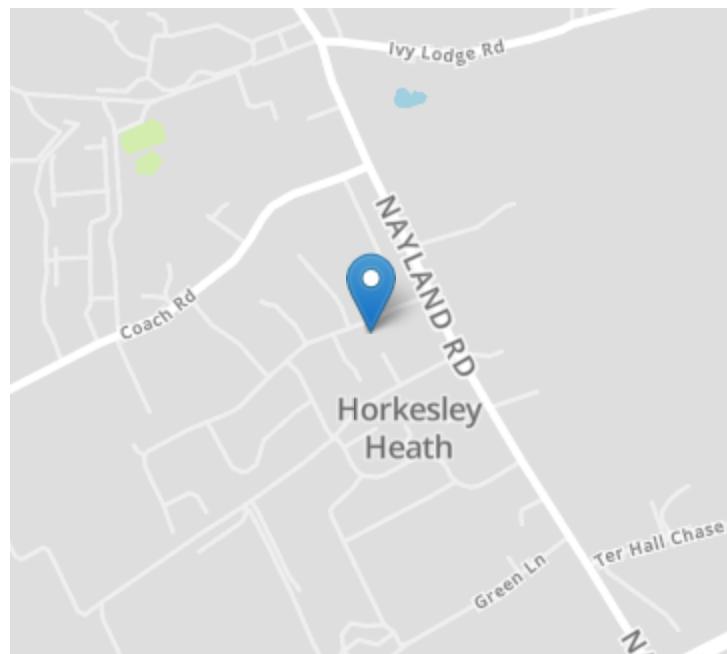
Agents Note

Please be advised floorplan and EPC have been ordered and will be uploaded to the listing shortly.

Property Details.

Floorplans

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.

