



- Magnificent Detached Residence
- Five Generous Bedrooms
- Three Luxury Re-Fitted Bathrooms
- 24ft Living Room With Engineered Wood Flooring
- Stunning Kitchen With Neff Appliances & Quartz Worktops
- Integrates SONOS System & Security Cameras
- Landscaped Rear Garden With Hot Tub To Remain
- Garage & Parking

22 Pattinson Walk, Great Horkesley, Colchester, Essex. CO6 4EB.

Seeing truly is believing within this magnificent five bedroom detached residence, occupying a delightful cul de sac position in the sought after village of Great Horkesley, with its excellent access commuting facilities such as North Station and the A12. The property has been heavily altered, upgraded and significantly improved from its original design, with stunning attention to detail and now features an array of stylish, elegant and extremely spacious accommodation spread over three floors. An impressive reception hall leads to a re-fitted cloakroom, a fabulous 24' living room with engineered wood flooring and a simply superb open plan kitchen/dining space.



Property Details.

Ground Floor

Entrance Hall

Engineered wood flooring, cast iron radiator, 'Neville Johnson' staircase to first floor with inset LED stair lighting, inset spotlights, door to:

WC

Granite tiled flooring, chrome heated towel rail, fully tiled walls, re-fitted Duravit white suite comprising of low level WC, and wall mounted hand wash basin, inset spotlights, extractor fan.

Living Room



24' 2" x 13' 5" (7.37m x 4.09m) Engineered wood flooring two cast iron radiators. UPVC bay window to front, UPVC bi-folding doors to rear garden, inset spotlights.

Kitchen/Dining/Family Space



Slate tiled flooring with underfloor heating, bespoke range of luxury fitted base and eye level units with Quartz working surfaces to side and glass up-stands, range of integrated Neff appliances comprising of two stainless steel ovens, induction hob with extractor hood over, coffee machine, dishwasher and combi-microwave, further integrated appliances comprising of fridge/freezer and wine fridge, inset sink unit with left hand drainer, fitted centre island with further storage cupboards under, UPVC bay window to front, further UPVC window to rear, inset spotlights, door to:

Utility Room

Slate tiled flooring, further bespoke fitted units with Quartz working surfaces to side, integrated washing machine, double glazed stable door to rear garden.

First Floor

Landing

'Neville Johnson' Staircase to second floor with inset LED stair lighting, cast iron radiator, airing cupboard, inset spotlights, doors to:

Bedroom Two



13' 3" x 10' 9" (4.04m x 3.28m) Cast iron radiator, UPVC window to side, inset spotlights, built in wardrobes, ceiling speakers, door to:

En-Suite Two



Tiled flooring, underfloor heating, fully tiled walls, chrome heated towel rail, re-fitted Duravit white suite comprising of low level WC, floating vanity hand wash unit and large open shower enclosure with Aqualisa remote controlled rainforest shower, inset spotlights, UPVC window to rear, extractor fan.

Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m) Cast iron radiator, UPVC window to front, inset spotlights, built in mirror fronted sliding wardrobes.

Property Details.

Bedroom Four

10' 4" x 6' 9" (3.15m x 2.06m) Currently used as a dressing room/office space by the owners, with a cast iron radiator, UPVC window to front, wall to wall built in bespoke wardrobes, further range of bespoke fitted dressing & study furniture, inset spotlights

Bedroom Five

8' 2" x 7' 4" (2.49m x 2.24m) Cast iron radiator, UPVC window to front, inset spotlights, ceiling speakers.

Family Bathroom

Tiled flooring, underfloor heating, fully tiled walls, chrome heated towel rail, re-fitted Duravit white suite comprising of low level WC, floating vanity hand wash unit and large open shower enclosure with Aqualisa remote controlled rainforest shower, inset spotlights, UPVC window to rear, extractor fan.

Second Floor

Second Floor Landing

Cast iron radiator, Velux window to rear, inset spotlights, doors to

Master Bedroom



12' 9" x 12' 8" (3.89m x 3.86m) Cast iron radiator, three Velux windows to rear, inset spotlights.

Master En-Suite



12' 6" x 9' 8" (3.81m x 2.95m) Marble tiled flooring with underfloor heating, marble fully tiled walls, chrome heated towel rail, re-fitted Duravit white suite comprising of low level WC, floating vanity hand wash unit, freestanding bath and large open shower enclosure with Aqualisa remote controlled rainforest shower, inset spotlights, UPVC window to rear, extractor fan.

Outside

Rear Garden



To the rear of the property there is a generous, beautifully landscaped garden which backs immediately onto open woodland. The garden itself features a large raised sun deck with inset lighting, the remainder is artificial grass and features various plants, flowers and shrubs. There is also a hot tub to remain

Outside The Property

To the front of the property there is a private block paved driveway providing parking for two cars, this leads to a garage. There is also a gate providing secure side access.

Agents Note

The property benefits from a fully integrated Sonos music system and security cameras throughout.

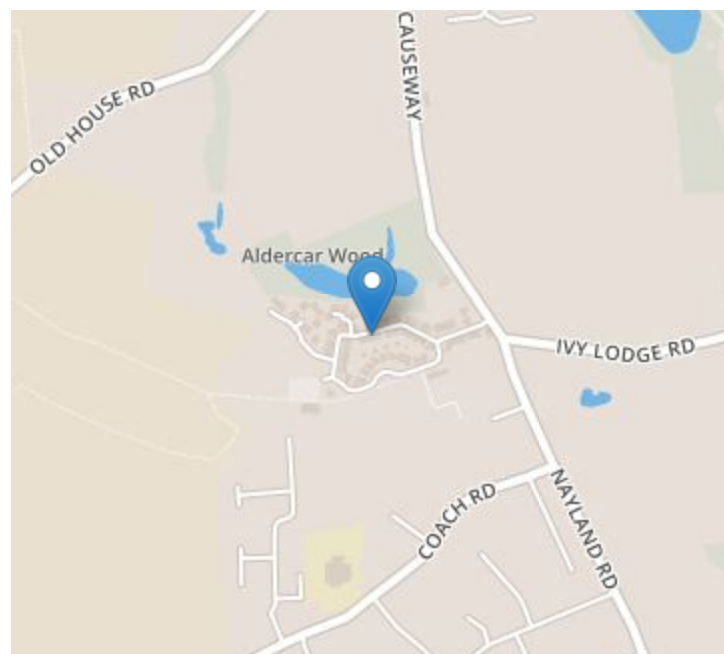
Property Details.

Floorplans

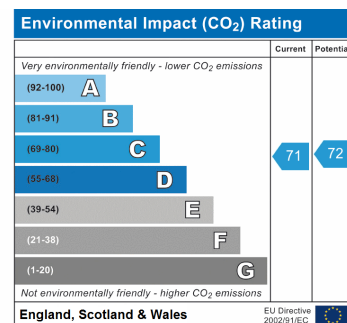
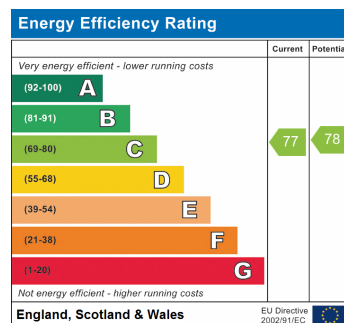


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Location



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.