



- Popular Great Horkesley Location
- Four Bedroom Semi-Detached Family Home
- Ground Floor Cloakroom
- Large Living Room
- Modern Kitchen-Diner With Underfloor Heating
- Sun Room/Conservatory
- Four Well-Proportioned Bedrooms
- First Floor Family Bathroom Suite
- Off Road Parking & Garage
- Private & Enclosed Rear Garden

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

****Guide Price £375,000 - £400,000**** An exciting opportunity has arisen to acquire a beautiful four bedroom semi-detached family home, occupying a pleasant position in the ever popular North Colchester village of Gt.Horkesley. Upgraded and improved by the current owners and presented to market in great order, this home offers any prospective purchaser a move in condition home. Complete with the added benefit of a garage, conservatory/sun room & a generous garden, it makes for the all round ideal family home.



Property Details.

Ground Floor

Entrance Hall

Entrance door to side aspect, integral garage access, doors to:

Cloakroom

W.C, radiator, 1/2 tiled walls, wash basin, window to front aspect

Reception Room



5m x 3.68m (16' 5" x 12' 1") Window to front aspect, wall mounted lights, radiator, communication points, stairs to first floor with inset sensor lighting, door to:

Kitchen-Diner



6.26m x 3.88m (20' 6" x 12' 9") A modern fitted kitchen-diner comprising of; a range of fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset four ring hob with extractor fan over, inset double oven, dishwasher, space for American style fridge freezer, breakfast bar, under-stairs cupboard, wood effect flooring with under floor heating, opening and access to:

Sun Room/Conservatory



2.79m x 2.74m (9' 2" x 9' 0") Windows to rear and side aspect, patio doors to rear aspect, continued underfloor heating

First Floor

First Floor Landing

Stairs to ground floor, loft access, radiator, doors to:

Master Bedroom



3.66m x 3.55m (12' 0" x 11' 8") Window to front aspect, radiator

Property Details.

Bedroom Two



3.1m x 2.7m (10' 2" x 8' 10") Window to rear aspect, radiator, cupboard

Bedroom Three



3.43m x 2.83m (11' 3" x 9' 3") Window to front aspect, radiator, cupboard

Bedroom Four

2.85m x 2.77m (9' 4" x 9' 1") Window to rear aspect, radiator, cupboard

Family Bathroom



Window to side aspect, wash hand basin, W.C, 'P-shape' bath with shower over and screen, tiled wall surround, extractor fan, tiled wall finish

Outside, Garden, Garage & Parking



Outside, the property benefits from a private and enclosed rear garden, the ideal sun trap. Commencing with a patio area, it provides the perfect space for al-fresco dining and an outdoor seating area. The remainder of the garden is laid to lawn, with raised flower beds featured. Boundaries are formed by panel fencing and secure gated side access leads to the front driveway, offering off road parking for three vehicles (size dependent). The garage features an electric roller door, is complete with power and a wealth of storage.

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.