



- A Substantial Four Bedroom Detached Family Home
- Favourably Positioned In The North Colchester Village Of Great Horkesley
- Close To A Reputable Primary School, Village Pub & Scenic Walks
- Open Plan Living/Dining Room
- Ground Floor Cloakroom
- Modern Kitchen With Integrated Appliances Throughout
- Tiled Downstairs Cloakroom & First Floor Family Bathroom Suite
- Four Double Bedrooms
- Private & Enclosed Well-Manicured Rear Garden
- Ample Off Road Parking On A Private Driveway & Garage

4 Sandon Close, Great Horkesley, Colchester, Essex. CO6 4HP.

****Guide Price £425,000 - £450,000**** An excellent example of a substantial four bedroom detached property, boasting a favourable position in a popular North Colchester village location, Gt. Horkesley. Offering a wealth of both reception and bedroom space throughout, as well as being enhanced by a well-manicured, private enclosed rear garden, it presents itself as the ideal family home. Within easy access of Bishop William Ward School, a popular village primary school, a reputable local village pub 'The Half Butt Inn' and surrounding scenic woodland walks it offers prospective purchasers an idyllic village lifestyle.



Property Details.

Ground Floor

Entrance Hall

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

Downstairs Cloakroom

Tiled walls, wash hand basin, W.C, window to front aspect

Living/Dining Room (Open Plan Design)



Living Area - 15' 1" x 12' 4" (4.60m x 3.76m) - Window to front aspect, radiator, feature open fireplace with exposed brick hearth and surround, communication points, wall mounted lights, door leading to stairs to first floor, open plan and doors to:

Dining Room - 12' 1" x 9' 2" (3.68m x 2.79m) - Radiator, glazed doors providing access to conservatory

Conservatory



21' 8" x 8' 9" (6.60m x 2.67m) Glazed doors to rear aspect, windows to side aspects, radiator, inset spotlights

Kitchen



11' 1" x 12' 3" (3.38m x 3.73m) A modern fitted kitchen comprising of; a range of tasteful and modern fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and tap over, under counter lighting, benefiting from a range of integrated appliances including; fridge/freezer, dishwasher, inset double oven and grill, hob with extractor fan over, inset spotlights, radiator, range of drawers, oil fired boiler under counter, tiled splashback

First Floor

First Floor Landing

Stairs to ground floor, access and doors to:

Property Details.

Master Bedroom



11' 3" x 12' 3" (3.43m x 3.73m) Window to front aspect, wardrobes (subject to negotiation), radiator

Bedroom Three



11' 2" x 11' 1" (3.40m x 3.38m) Window to front aspect, radiator, built in cupboard

Bedroom Two



11' 1" x 9' 9" (3.38m x 2.97m) Window to rear aspect, radiator

Bedroom Four

9' 3" x 9' 3" (2.82m x 2.82m) Window to rear aspect, radiator

Family Bathroom Suite



Tiled family bathroom suite comprising of; panel bath with screen and shower over, tiled wall finish, vanity wash basin, W.C, inset spotlights, radiator, window to side aspect

Outside, Garden, Garage & Parking

Outside, its owners showcase a beautiful landscaped rear garden, commencing with a block paved patio, the ideal place for an outdoor dining table and chairs. The remainder of the garden is predominately laid to lawn, with a further area to the rear benefiting from an additional patio space, covered by a timber pergola. Further additions include the benefit of a garden shed, an array of mature hedges and shrubs throughout and secure gated side access. To the front of the house, ample off road parking is available on a private driveway, whilst the garage is accessed via an electric up-and-over garage door - ideal for additional storage.

Additional Information

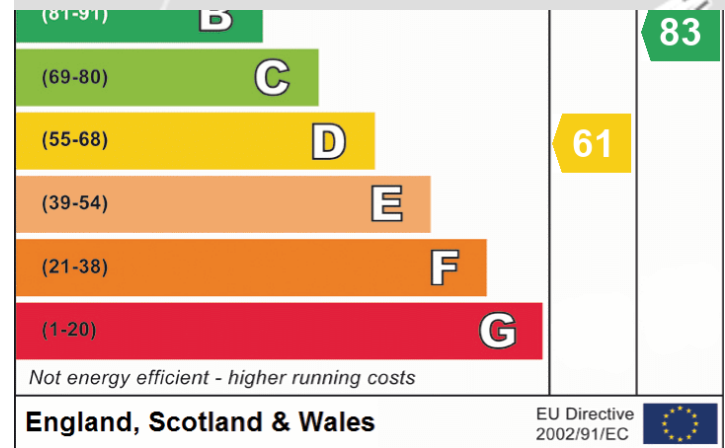
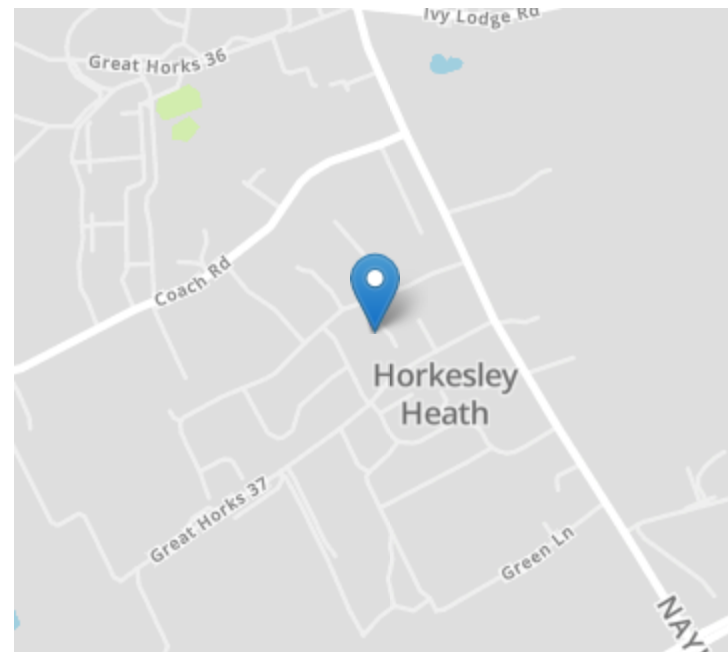
Please note the property is fired and serviced by oil central fired heating.

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.