



- Great Horkesley Village Location
- Three Bedroom Detached Family Home
- Improved & Upgraded By The Current Owners
- Garage Conversion Forming An Additional Reception Room/Ground Floor Bedroom (Subject To Use)
- Impressive Entrance Hall With Ground Floor Cloakroom
- Focal Kitchen/Dining/Family Room
- Living Room With Bay Window
- Master Bedroom With En-Suite & Wardrobes
- First Floor Family Bathroom
- Off Road Parking

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

Pattinson Walk, Great Horkesley, Colchester, CO6 – Modern & Improved Three Bedroom Detached Home **Guide Price £450,000 - £475,000** A beautifully presented and much-improved three-bedroom detached family home, situated in the popular village of Great Horkesley. Originally constructed by respected local developer Mersea Homes, the property offers high-specification finishes and modern open-plan living throughout. The home has been upgraded by the current owners, including a garage conversion creating an impressive and versatile reception space with dual-aspect windows and doors — ideal as a playroom, home office, gym, or even a ground-floor bedroom.



Property Details.

Ground Floor

Entrance Hall

Ground Floor Cloakroom

Living Room



17' 3" x 12' 8" (5.26m x 3.86m)

Kitchen/Dining Room



20' 11" x 17' 3" (6.38m x 5.26m)

Versatile Reception Room/Play Room/Study (Formed By Garage Conversion)



15' 11" x 11' 2" (4.85m x 3.40m)

First Floor

Landing

Master Bedroom



12' 11" x 12' 8" (3.94m x 3.86m)

En-Suite Shower Room



Property Details.

Bedroom Two



11' 0" x 9' 6" (3.35m x 2.90m)

Bedroom Three



11' 0" max x 7' 5" (3.35m x 2.26m)

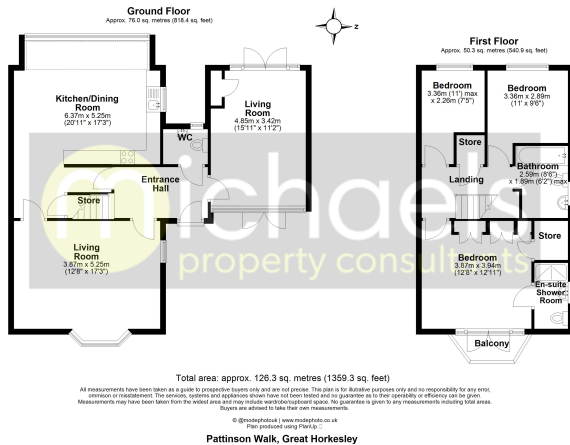
Bathroom



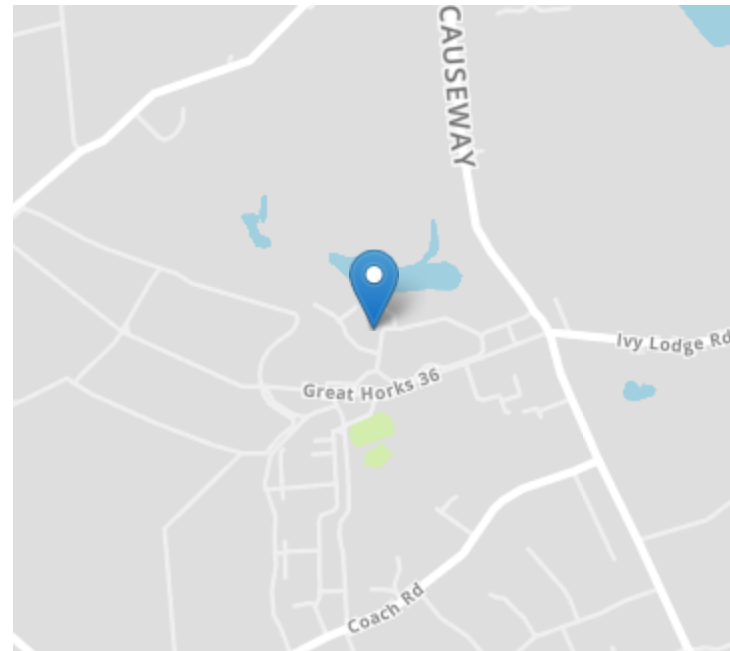
8' 6" x 6' 2" (2.59m x 1.88m)

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.