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- An Executive Four Bedroom Detached Family Residence
- Extended, Reimagined & Improved Throughout With Enviably Specifications
- Entrance Porch, Impressive Entrance Hall & Large First Floor Landing
- Study & Ground Floor Cloakroom
- Stunning Living Room With Feature Media Wall
- Utility/Store Room
- En-Suite & Luxury Four Piece Family Bathroom
- Dove Grey Gloss Kitchen With Contrasting Quartz Worksurfaces & Range Of Inset Appliances
- Extended And Forming A Beautiful Dining Room With Bi-Folding Doors
- Landscaped Rear Garden & Generous Off Road Parking

## Percheron, The Crescent, Great Horkesley, Colchester, Essex. CO6 4EH.

**\*\*Guide Price £625,000 - £650,000\*\*** 'Percheron', The Crescent - a painstakingly beautiful and outstanding, reimagined detached family home, commanding a substantial corner plot in the ever popular North Colchester village of Gt.Horkesley. Offering a wide range of enviable specifications, whilst being offered to market in first class order, it proves to be a true turn key home. Boasting a wealth of reception and bedroom space throughout, it is ideal for the modern day expanding family. This home offers idyllic village living and is within walking distance of a village convenience store and reputable pub & restaurant, 'The Yew Tree', a short drive away from Colchester's eagerly anticipated Northern Gateway - soon to be home to a state of the art cinema & restaurant complex, as well as premium health club 'David Lloyd' and within easy reach of a reputable village primary school & recently opened secondary school.



# Property Details.

## Ground Floor

### Entrance Porch

5' 4" x 6' 6" (1.63m x 1.98m) Entrance door to front aspect, windows to front and side aspect, internal trimmed glazed window, further door to:

### Entrance Hall

22' 1" x 6' 5" (6.73m x 1.96m) Wood effect Moduelo flooring, stairs rising to first floor with central carpet runner, understairs storage cupboard, further inset storage with strip light, internal access to utility & store room, inset LED spotlights, radiator, doors & access to:

### Ground Floor Cloakroom

Window to side aspect, sensor light, radiator, W.C, aquapanel, vanity hand wash unit with inset storage under, wood effect Moduelo flooring, inset LED spotlights

### Formal Reception Room



10' 6" x 19' 2" (3.20m x 5.84m) Windows to front & bay window to front aspect with feature shutters, wood effect Moduelo flooring, focal media wall with inset electric fire, communication points, radiator x2, inset LED spotlights

### Study

6' 4" x 8' 7" (1.93m x 2.62m) Window to rear aspect with feature shutters, wood effect Moduelo flooring, radiator

### Utility Room/Store

16' 8" x 8' 3" (5.08m x 2.51m) Window to front aspect, door to rear aspect (garden access), space and plumbing for washing machine & tumble dryer, inset sink, drainer and taps over, consumer unit, pressurised water cylinder system

## Kitchen



19' 1" x 10' 7" (5.82m x 3.23m) A well-appointed kitchen comprising of; a range of fitted base and eye level dove grey gloss units with contrasting quartz worksurfaces over and upstands, inset sink, drainer and chrome mixer spray tap, boiling water tap, space for American style fridge/freezer, integrated; dishwasher, x2 single ovens with grills, microwave oven, plater warmer unit & larder cupboard, soft closing drawers, mirror splashback, inset five ring induction hob with extractor fan over, central island with storage under, inset power/plug unit & continued quartz services

Window to rear aspect with fitted shutters, wood effect Moduelo flooring, inset spotlights, radiator, inset LED spotlight, opening to:

## Dining Room



13' 4" x 9' 7" (4.06m x 2.92m) Velux windows, window to rear aspect with fitted shutters, bi-folding doors to side aspect (leading to rear garden) with made-to-measure blinds, inset LED spotlights, radiator, wood effect Moduelo flooring

## First Floor

### First Floor Landing

19' 3" x 6' 4" (5.87m x 1.93m) Large landing space with window to side aspect with fitted shutters, radiator, loft access above doors to:

# Property Details.

## Master Bedroom



14' 8" x 13' 7" (4.47m x 4.14m) Window to front aspect with fitted shutters, radiator, inset triple storage cupboard, radiator, wall mounted bed side lights, inset LED spotlights, door and access to:

## En-Suite Shower Room

Window to rear aspect, wall mounted towel rail, W.C, tiled floor, walk in digital thermostatically controlled double length shower cubicle with oversized glass panel, microphone rainhead & inset ceiling drench shower head, vanity wash hand basin with storage under, wall mounted bluetooth back lit touch mirror, wall mounted toothbrush charging units, extractor fan, inset LED spotlights, Moduelo flooring, aqua panelling

## Bedroom Two



10' 9" x 12' 1" (3.28m x 3.68m) Window to front aspect with fitted shutters, radiator, inset LED spotlights

## Bedroom Three

10' 7" x 10' 9" (3.23m x 3.28m) Window to rear aspect with fitted shutters, radiator, inset LED spotlights

## Bedroom Four

11' 0" x 8' 1" (3.35m x 2.46m) Window to rear aspect with fitted shutters, radiator, inset LED spotlights

## Family Bathroom



Luxury family bathroom comprising of; window to front aspect, walk in digital thermostatically controlled double length shower cubicle with oversized glass panel, microphone rainhead & inset ceiling drench shower head, aquapanel walls, vanity wash hand basin with storage under, wall mounted bluetooth back lit touch mirror, freestanding slipper bath with inset wall mixer tap, wall mounted toothbrush charging units, W.C, Moduelo flooring, inset LED spotlights, extractor fan

## Outside, Garden & Parking

Completing this home is a well-proportioned, private and enclosed rear garden. Accessible via bi-folding doors from the dining room, the garden commences with an extended patio, with further areas laid to shingle and lawn - offering ample space for outdoor dining & seating furniture - the ideal place for both peaceful reflection & entertaining. The extension benefits from fitted external garden lighting, whilst there is also secure gated side access from both sides of the property. Boundaries are formed by a handsome brick wall, with painted raised trellises and panel fencing.

## Additional information

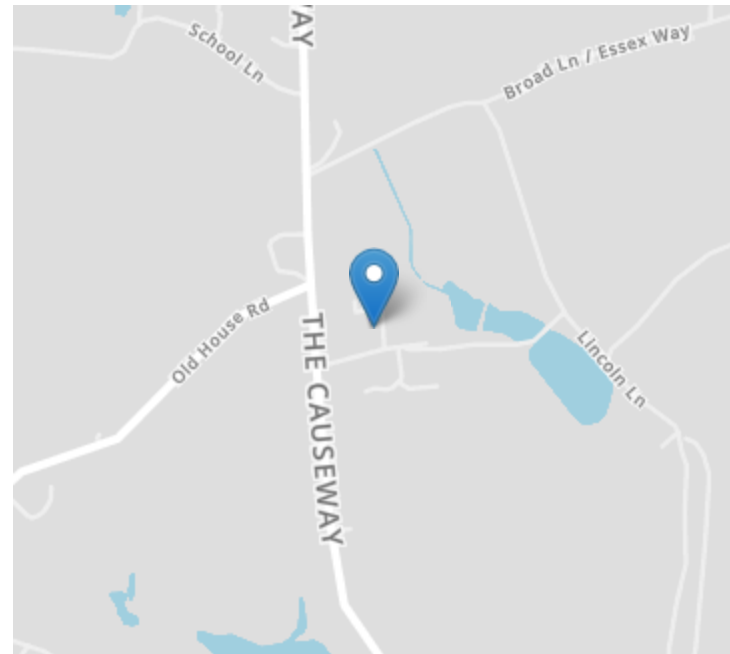
The property is fuelled by oil central heating, with the oil tank cleverly disguised to the side of the property, enclosed by a secure gate and fencing.

# 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.