



- Within Easy Reach Of Amenities, Primary Schooling With Fantastic Ofsted Reports
- Living Room Open Plan To Dining Area
- Driveway & Garage
- Four Well Portioned Bedrooms
- Popular Village Location
- An Ideal First Time Buyer Or Family Home In Need Of Light Modernisation Throughout
- Short Drive To Colchester's North Station & General Hospital
- Modern Fitted Bathroom Suite With Shower Attached
- Oil Fired Central Heating

## 38 Grantham Road, Great Horkesley, Colchester, Essex. CO6 4TU.

\* Guide Price of £325,000 to £350,000 \* Residing in the ever popular village of Great Horkesley and offered to the market with no onward chain, lies this spacious four bedroom semi detached house. Conveniently positioned to the North/West of Colchester, providing excellent access to North Station, the A12 and the village's superb local schooling & amenities. The property enjoys an array of excellent sized accommodation throughout, ideal for the growing family and must be viewed internally in order to be fully appreciated.





# Property Details.

## Ground Floor

### Hallway

Main entrance door leading into hallway, door to:

### Living Room



15' 4" x 12' 3" (4.67m x 3.73m) UPVC window to front aspect, fireplace and an open aspect to the dining room.

### Ground Floor Cloakroom

Low level WC, pedestal hand wash basin and a double glazed obscure window to front aspect.

### Dining Room



12' 1" x 9' 3" (3.68m x 2.82m) Double radiator, a serving hatch and double glazed patio doors to rear giving access to the garden.

## Kitchen



11' 0" x 9' 5" (3.35m x 2.87m) Full range of eye level units, cupboards and work surfaces. space for washing machine, fridge/freezer and dishwasher, free standing electric oven with inset induction hob, stainless steel sink/drainer, UPVC windows to rear aspect, radiators, serving hatch, door leading to garden.

## First Floor

### Landing

Loft access and doors to:

### Bedroom One



12' 3" x 10' 9" (3.73m x 3.28m) UPVC window to front aspect, radiator, inset, space for large wardrobes.

# Property Details.

## Bedroom Two



10' 8" x 9' 7" (3.25m x 2.92m) UPVC window to rear aspect, inset cupboard, radiator.

## Bedroom Three



9' 4" x 9' 3" (2.84m x 2.82m) UPVC window to rear aspect, airing cupboard, radiator.

## Bathroom



Panel enclosed bath with power shower over, low level W.C, vanity wash unit with underneath storage, tiled walls, UPVC obscured window to side aspect.

## Bedroom Four

10' 8" x 10' 5" (3.25m x 3.17m) UPVC window to front aspect, radiator.

## Outside



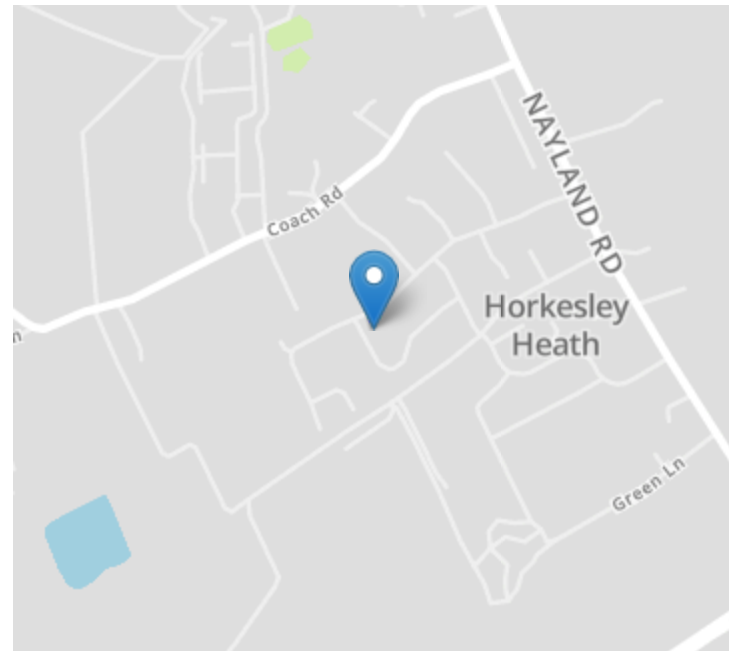
To the front of the property there is a driveway providing off road parking for two vehicles, in addition to a lawned area. This in turn leads to an integral garage, with an up and over door, as well as power and lighting connected. There is gated side access through to the rear garden and commences with a large patio area and the remainder is mainly laid to lawn. It is fully enclosed by wooden panel fencing with a shed to remain.

# 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.