



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

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

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.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, door leading to:

Downstairs Cloakroom

Low level W.C, vanity wash basin, radiator.

Living Room



14' 3" x 12' 5" (4.34m x 3.78m) UPVC large window to front aspect, radiator, door to first stairs leading to first floor, access into:

Dining Room



Radiator, UPVC French doors and windows to rear aspect, open access into:

Kitchen



13' 0" x 11' 0" (3.96m x 3.35m) Range of modern fitted, units, cupboards and work surfaces, electric oven with induction hob, UPVC window to front aspect, inset storage cupboard, radiator.

First Floor

Landing

Access to loft hatch, door to:

Bedroom One



12' 4" x 11' 2" (3.76m x 3.40m) UPVC window to front aspect, radiator.

Property Details.

Bedroom Two



11' 2" x 9' 8" (3.40m x 2.95m) UPVC window to rear aspect, radiator.

Bedroom Three



9' 3" x 9' 3" (2.82m x 2.82m) Inset storage cupboard, radiator, UPVC window to rear aspect.

Bedroom Four

11' 2" x 7' 9" (3.40m x 2.36m) UPVC window to front aspect, radiator.

Bathroom



6' 4" x 6' 2" (1.93m x 1.88m) Low level W.C, vanity wash unit, panelled bath with shower attached and glass screen, radiator.

Outside



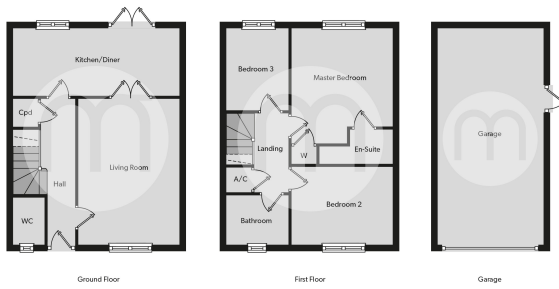
Outside, its owners showcase a beautiful landscaped rear garden, commencing with a block paved patio, the ideal place for an outdoor dining table and chairs. The remainder of the garden is predominately laid to lawn sitting on a raised bed with a further area to the rear benefiting from an a decking area. 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.

Agents Notes

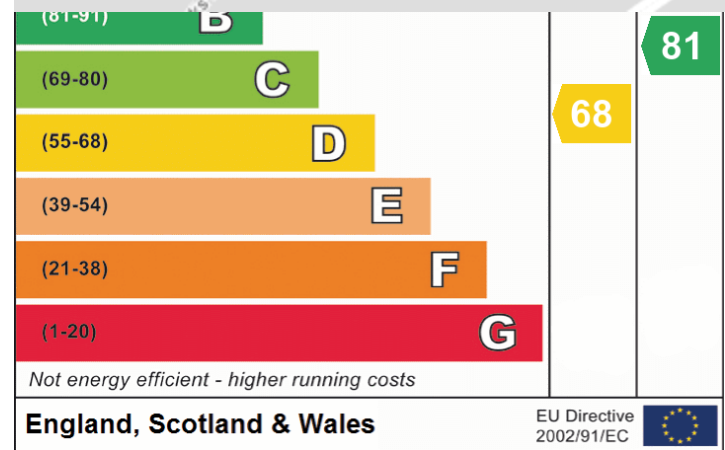
The property is being sold with a tenant on a short term 6 month contract, however any perspective buyer will need to be made aware of this term before making an offer as the length of tenancy will need to be added onto the exchange/completion timeframes.

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.