



## 8 Exeter Close, Great Horkesley, Colchester, Essex. CO6 4HN.

A Deceptively Spacious Three Bedroom Semi-Detached Home - Exeter Close, Great Horkesley, CO6 \*\*Guide Price £300,000 - £325,000\*\* Location: Situated in the highly regarded village of Great Horkesley, this property enjoys a semi-rural setting while remaining exceptionally well connected. The village offers a strong sense of community with popular local pubs including The Yew Tree and The Half Butt Inn, along with a well-regarded primary school. For commuters, there is convenient access to the A12 and a regular bus network providing links to Colchester City Centre and Colchester North Station, offering direct services to London Liverpool Street. Nearby Chesterwell Plaza, just a short drive away, provides a range of amenities including a Co-operative store, private members gym, beauty salon, pilates studio and pharmacy.

- Deceptively spacious three-bedroom semi-detached home
- Popular village location in Great Horkesley
- Excellent access to A12, bus routes and Colchester North Station
- Spacious reception room with bay window and patio doors
- Neutral fitted kitchen/breakfast room with ample storage
- Ground floor W.C. and separate utility room
- Three well-proportioned first-floor bedrooms
- Private and enclosed rear garden with patio area
- Off-road parking and integral garage
- Offered with no onward chain



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Porch

### Living Room



16' 3" x 15' 0" (4.95m x 4.57m)

### Dining Area



13' 1" x 8' 1" (3.99m x 2.46m)

### Kitchen



13' 1" x 7' 7" (3.99m x 2.31m)

### Utility Room

9' 10" x 8' 9" (3.00m x 2.67m)

### Integral garage

19' 6" x 8' 9" (5.94m x 2.67m)

## First Floor

### Landing

### Master Bedroom



15' 11" x 9' 7" (4.85m x 2.92m)

### Bedroom Two



13' 4" x 6' 8" (4.06m x 2.03m)

# Property Details.

## Bedroom Three



9' 8" x 9' 7" (2.95m x 2.92m)

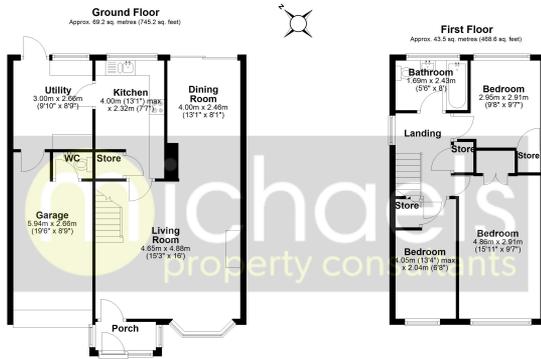
## Bathroom



8' 0" x 5' 6" (2.44m x 1.68m)

# Property Details.

## Floorplans

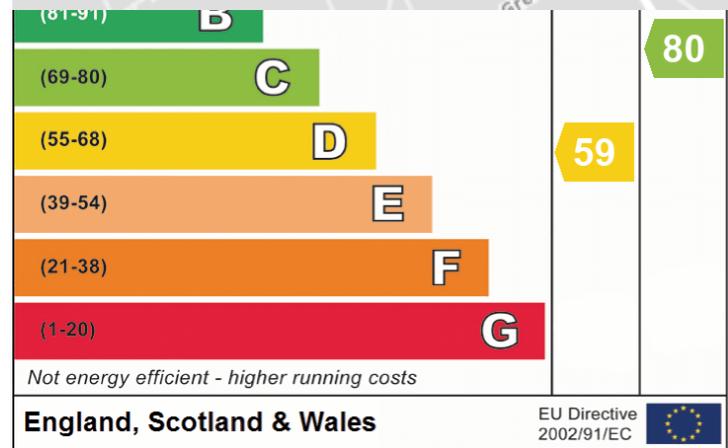
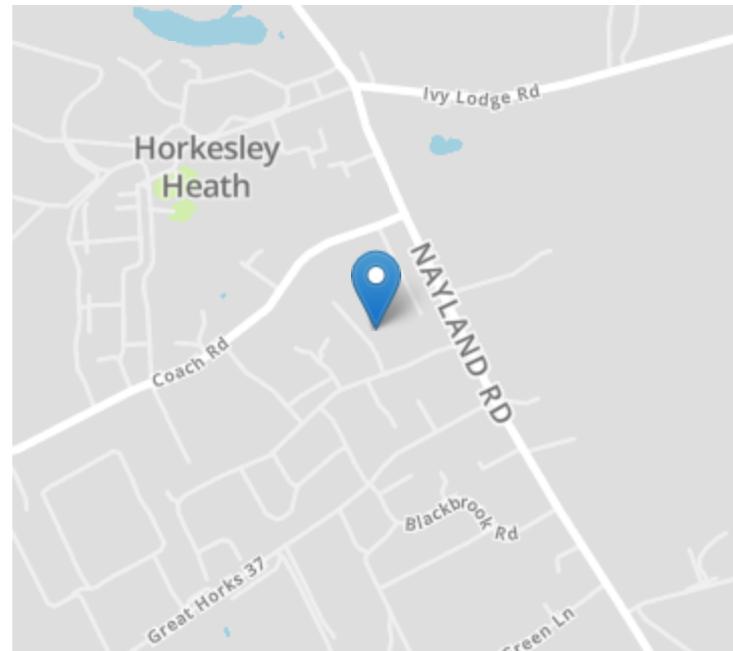


Total area: approx. 112.6 sq. metres (1213.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, appliances and equipment shown have not been tested and no guarantee is given for their operability or efficiency can be given. Measurements may have been taken from the widest areas and may include worktops and cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© mitchells.co.uk | www.michaels.co.uk  
 Exeter Close, Great Horkesley

## 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.

