



- Stunning Link-Detached Home
- Extended And Improved
- Great Horkesley Village
- Fantastic Open Plan Kitchen/Diner
- Sizeable Living Room
- Four Bedrooms
- Two Ensuites And Family Bathroom
- Private Parking And Garage

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

Guide Price £400,000 - £425,000 - A simply stunning and sizable four bedroom link-detached family home, which has been extended and improved throughout, to a very high standard by the current owners. Originally built by Mersea Homes, this home is positioned to the North Of Colchester, in the ever popular village of Gt. Horkesley. Positioned arguably on one of the most favourable plots on the development, the vendors have recently extended their kitchen to the rear, providing a fantastic open plan kitchen/diner. The kitchen supplied and manufactured by Häcker, a renowned German Kitchen design firm, offers any prospective purchaser a cotemporary kitchen and allows for modern day living.



Property Details.

Ground Floor

Entrance Hall

Radiator, stairs to first floor, doors to:

Cloakroom

Radiator, obscured UPVC window to side, aspect low level WC, pedestal wash hand basin

Living Room



17' x 16' 3" (5.18m x 4.95m) UPVC bay window to front aspect and window to side aspect, two radiators, fumed oak flooring, variety of television and telephone communication output/inputs

Kitchen/Dining/Family Room

23' 1" x 16' 9" (7.04m x 5.11m) Open plan kitchen (purchased from Häcker) diner consisting of a variety of base and eye level units with Corian working surfaces over and soft closing draws under, inset sink, drainer and chrome mixer tap over, integrated BOSCH appliances comprising of full length fridge, electric fan assisted oven and grill, microwave oven, dishwasher and five ring induction hob with Elica extractor fan/light over, Karndean flooring throughout, television ariel point, UPVC windows to rear and side aspect, UPVC French doors to rear and UPVC door to side aspect, built in bespoke triple storage cupboards, large under stairs storage cupboard, bespoke 'Perfect Fit' retractable blinds

First Floor

First Floor Landing

Radiator, further doors to:

Master Bedroom



12' 8" x 12' 4" (3.86m x 3.76m) UPVC French doors leading to balcony to front, aspect built in wardrobes, radiator, further door to:

Ensuite Bathroom

UPVC obscured window to front aspect, low level WC, pedestal wash hand basin, walk in shower cubicle with tiled wall behind

Bedroom Three

10' 5" x 9' 4" (3.18m x 2.84m) UPVC window to rear aspect, radiator, telephone point

Property Details.

Family Bathroom



UPVC window to side, aspect radiator, low level WC, pedestal wash hand basin, panel bath with shower over, tiled wall

Bedroom Four

10' 4" x 7' 2" (3.15m x 2.18m) Double glazed window to rear aspect, radiator.

Second Floor

Second Floor Landing/Loft Conversion

UPVC window to rear, triple wardrobe, eaves storage, radiator, further door to:

Bedroom Two



17' 6" x 11' 6" (5.33m x 3.51m) Two Velux Windows, to side aspect, airing cupboard, eaves storage, radiator, further door to:

Ensuite Bathroom

Vanity wash hand basin, low level W.C, inset spotlights, extractor fan, UPVC window to front aspect, shower cubicle with tiled wall behind

Rear Garden, Garage & Parking



To the rear of the house, accessed from the kitchen/diner via French doors, is a private garden featuring an attractive lawn, with a raised decking seating area to the corner of the garden, home to a Brazilian hardwood corner sofa and scatter cushions, making the ideal sun trap for any sun worshiper. There is an array of mature shrubs and attractive plants and a gate providing side access to the front driveway. Boundaries are formed by panel fencing. There is also access to the garage via a rear door. The garage has been portioned off by the current vendors to incorporate small utility area, home to base and eye level units and with space under counter for a washing machine and additional fridge freezer. The remainder of the garage is currently used for storage and features full power. To the front of the property there is a block paved driveway, providing off road parking for two cars, as well as access to the garage via an up and over door. Arguably one of the best attributes about this family home, is its positioning within the development, overlooking a protected greensward and within a stones throw of a children's play area.

Property Details.

Floorplans

Total Approx. 148.94 sq. meters (1599 sq. feet)

Ground Floor
Total Approx. 67.17 sq. meters (722 sq. feet)

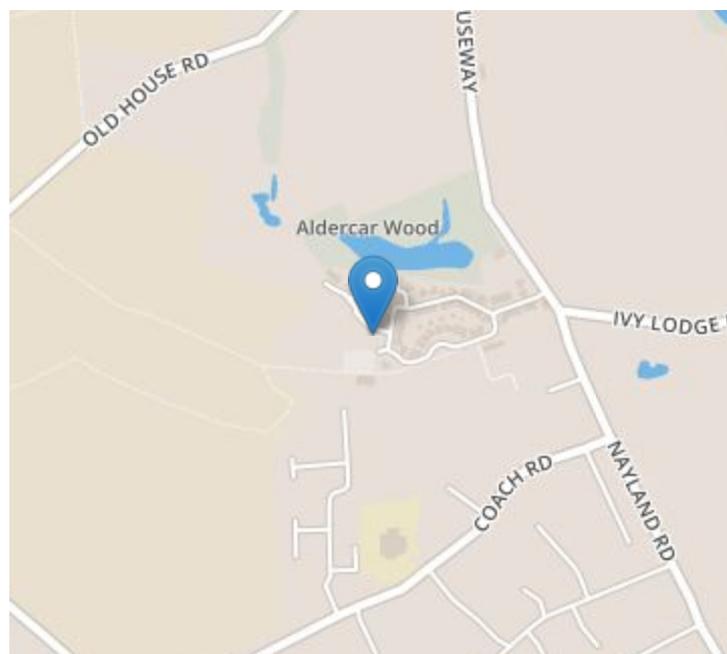
First Floor
Total Approx. 51.13 sq. meters (550 sq. feet)

Second Floor
Total Approx. 30.64 sq. meters (327 sq. feet)

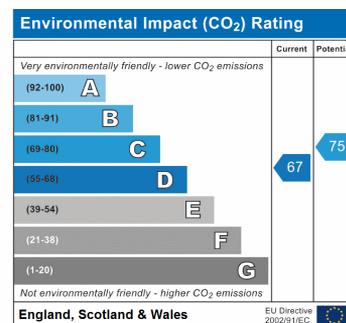
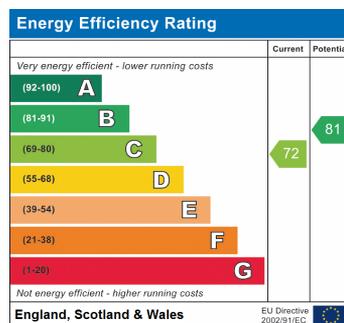


Not to Scale.
For Illustrative Purposes Only.

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.