

oakheart



£350,000

Offers In Excess Of  
Keelers Way, Great Horkesley,  
Colchester



The property's location in Great Horkesley, Colchester, ensures easy access to local amenities, schools, and transportation links, while still enjoying a peaceful residential setting. With its well-designed living spaces, spacious bedrooms, garage, and enclosed garden, this 4-bedroom semi-detached property offers a beautiful opportunity to create a comfortable and welcoming home for you and your family.

This spacious and inviting 4-bedroom semi-detached property is ideally situated in the charming village of Great Horkesley, Colchester. Upon entering, you are greeted by an attractive

Entrance Hall that leads to a convenient downstairs W/C, perfect for guests.

The property features a comfortable Lounge, providing a cosy space to relax and unwind. The heart of the home is the open plan Kitchen Diner, offering a modern and functional space for cooking, dining, and entertaining. The seamless flow between the kitchen and dining area creates a welcoming atmosphere for family gatherings and socializing with friends.

On the first floor, you will find four well-proportioned bedrooms,

providing ample space for a growing family or accommodating guests. Each bedroom offers a comfortable retreat, with plenty of natural light and potential for personalization. The bedrooms are complemented by a well-appointed family bathroom, complete with modern fixtures and fittings.

Further enhancing the appeal of this property is a garage, providing convenient storage space for vehicles or additional belongings. The enclosed rear garden offers a private outdoor sanctuary, perfect for relaxing or enjoying outdoor activities in a tranquil setting.





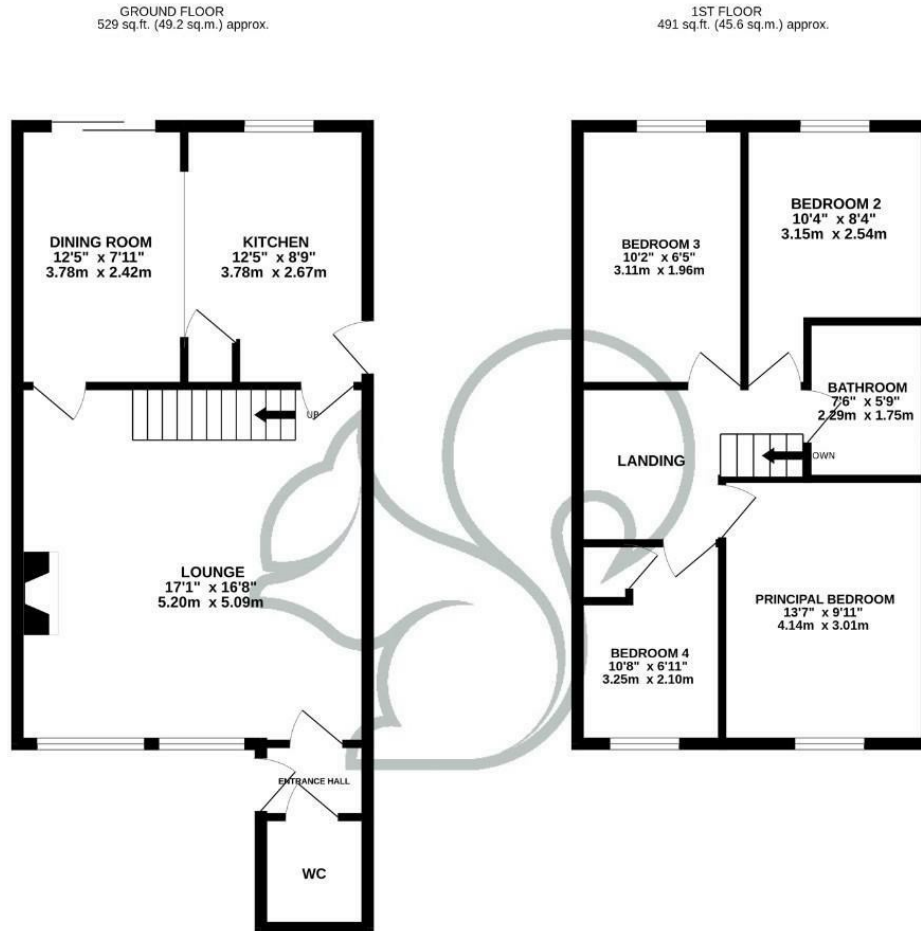












TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
CBC

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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