

oakheart



£475,000

Guide Price  
Keelers Way, Great Horkesley



Guide Price: £475,000 - £500,000.

Nestled on the ever-popular Keelers Way in Great Horkesley, this delightful four-bedroom, two-bathroom detached home offers an exceptional living experience. With convenient access to the soon-to-be-completed Northern Gateway Leisure Park, Colchester General Hospital, the A12, and Colchester North Station providing direct trains into London Liverpool Street.

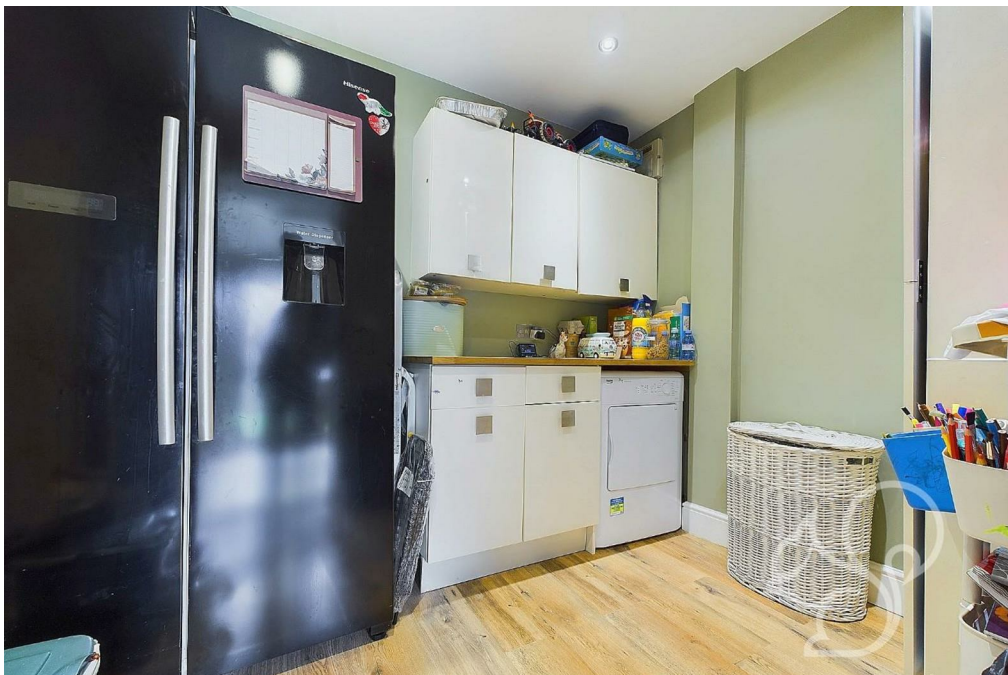
Upon entering the home, you are greeted by an entrance hall featuring newly laid flooring that sets a contemporary tone. To the left, a snug/office provides a versatile space that can be tailored to your needs. Adjacent to this is the recently renovated modern fitted kitchen, a culinary enthusiast's dream, complete with sleek countertops, high-end appliances, and ample storage. The kitchen seamlessly flows into the dining room, making it an ideal setting for family meals and entertaining guests. The ground floor also boasts a practical utility room and a convenient WC. The spacious lounge serves as the heart of the home, offering a welcoming atmosphere for relaxation and socialising. This space effortlessly extends into the large sunroom which features doors that open out to the rear garden.

Ascending to the first floor, you will find a well-appointed landing that leads to the principal bedroom, including built-in wardrobes and a modern en-suite bathroom. The second bedroom also benefits from built-in wardrobes, offering plenty of storage. Two additional bedrooms ensure there is ample space for family members or guests. The modern fitted family bathroom, with contemporary fixtures and fittings, completes this floor.

Outside, the property offers a generous rear garden including an extended patio area and a majority lawn. An additional patio area to the side of the house provides further flexibility for outdoor living. The single garage offers secure parking and storage, while the driveway provides ample off-road parking for multiple vehicles.









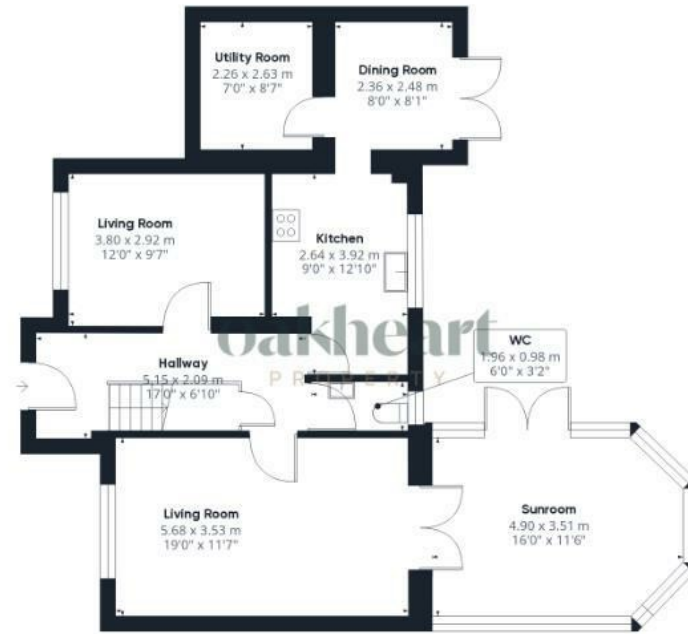












Ground Floor

Approximate total area<sup>(1)</sup>

128.25 m<sup>2</sup>

1380.47 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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