



1 Pattinson Walk
Great Horkesley, Essex

DAVID
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1 Pattinson Walk, Great Horkesley, Colchester, Essex, CO6 4EB

Great Horkesley is a village bordered on the north by the river Stour and benefits from a shop, public house, parish church and a primary school. The village enjoys close links with West Bergholt which is about 1½ miles and offers two general stores, a chemist, pubs and a church. Whilst the village is surrounded by open countryside it is only 4 miles from the town of Colchester which provides extensive facilities, commuter rail link to London Liverpool Street station and access to the A12 trunk road which provides access for the east coast and the M25/London.

A four bedroom (two en-suite) three storey townhouse style property enjoying an attractive corner plot position on a well-planned development located within the highly regarded North Essex parish of Great Horkesley. Offering an accommodation schedule of approximately 1,350 sq ft arranged via a single ground floor reception room, the property is enhanced by an open aspect, part vaulted kitchen/dining room, the second floor being entirely devoted to a principal suite and three further first floor bedrooms. Providing convenient access to the A134, Colchester North station, the A12 trunk road, and the Dedham Vale Area of Outstanding Natural Beauty (AONB), the property was constructed by the locally renowned Mersea Homes. Further benefits to the property include garaging, allocated off street parking and south facing, partly walled gardens.

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Timber clad security door with frosted glass screen opening to:

ENTRANCE HALL: (2.32m x 1.67m) With staircase rising to first floor and door to:

SITTING ROOM: (6.16m x 4.95m (into bay)) Afforded a triple aspect with window bays to front and side with plantation shutters and panel glazed double doors opening to the rear terrace. Door to:

KITCHEN/DINING ROOM: (5.23m x (narrowing to 4.20) x 5.81m (narrowing to 4.00m)) A naturally bright, part vaulted kitchen fitted with an extensive range of soft close, base and wall units with preparation surfaces over and upstand above. Stainless-steel single sink unit with vegetable drainer to side and notable appliances including a double oven, four ring Hotpoint ceramic hob with extraction above. Space for an

American style fridge/freezer, fitted dishwasher and range of soft closed cutlery drawers, corner units and wall shelving units. A peninsula unit provides further base level storage with breakfast bar overhang, tiled flooring throughout and panel glazed double doors opening to the rear terrace and gardens. Door to useful understair storage recess.

CLOAKROOM: (1.67m x 0.84m) Fitted with a ceramic WC and corner wash handbasin with tiling above. UPVC framed window to front with frosted glazing.

First floor

LANDING: With a casement window to rear, affording an elevated aspect with views across a greensward. Further door to linen store housing pressurised water cylinder with useful fitted shelving. Door to:

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BEDROOM 2: (3.74m x 3.53m) With casement window to side and panel glazed double doors to rear affording aspects across the balcony. Double doors to fitted wardrobes with attached hanging rail, useful fitted shelving and door to:

JACK AND JILL EN-SUITE BATHROOM: (2.70m x 1.49m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment over. LED spotlights and casement window range to rear with frosted glass. Wall mounted heated towel rail.

BEDROOM 3: (3.03m x 2.45m) With a casement window to front and hatch to loft.

BEDROOM 4: (3.04 x 2.14m) With casement window to rear and range of fitted wall shelving.

Second Floor

BEDROOM 1: (4.71m x 3.59m) A principal suite spanning the entirety of the second floor with 6 ft windows screening to rear affording a wealth of natural light from the southerly aspect, part glass fronted fitted wardrobes and further windows to side with plantation shutters. Opening to dressing room with double doors opening to a fitted wardrobe with attached hang rail and useful fitted shelving.

EN-SUITE SHOWER ROOM: (2.61m x 1.41m) Fully tiled and fitted with wall hung WC, wash hand basin within a floating unit and fully tiled, separately screened shower unit with mounted shower attachment. LED spotlights and casement window to front with a frosted glass finish.

Outside

The property enjoys a corner plot location on Pattinson Walk with a driveway providing brick paved off street parking and direct access to the:

GARAGE: (5.34m x 2.72m) With up and over door front, light and power connected, rubber mat flooring and personnel door to rear. Also housing oil fired boiler.

The rear gardens are arranged via a south facing porcelain terrace providing an ideal space for entertaining, with a partly walled border, fence line to rear, expansive lawn and a range of border planting and mature trees.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C. A copy of the energy performance certificate is available on request.

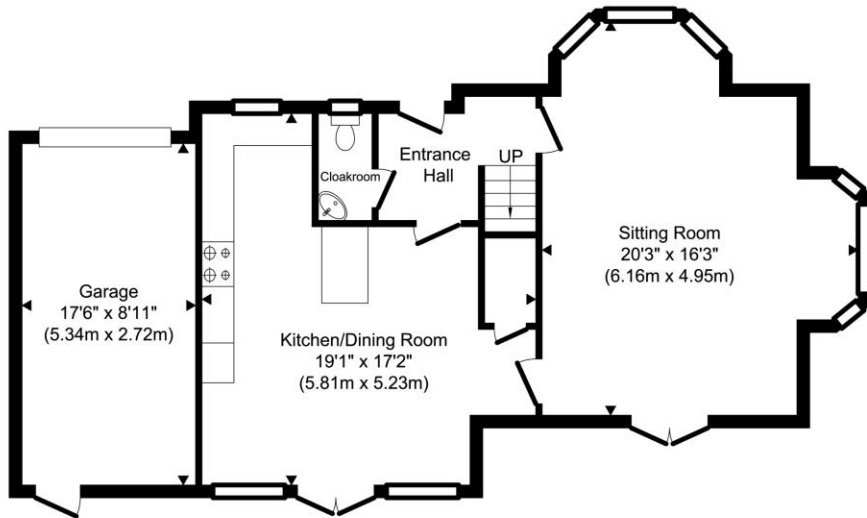
WHAT3WORDS: [///relief.coconut.animals](https://www.what3words.com/relief.coconut.animals)

LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND:** F.

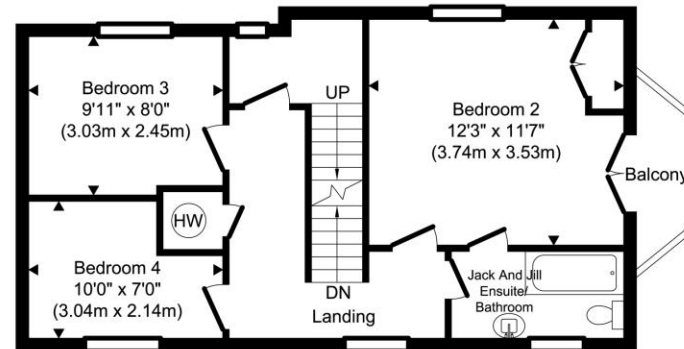
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

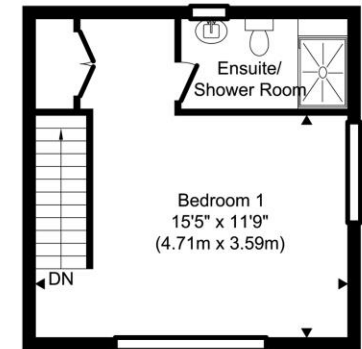
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Ground Floor
Approximate Floor Area
748.41 sq. ft.
(69.53 sq. m)



First Floor
Approximate Floor Area
488.35 sq. ft.
(45.37 sq. m)



Second Floor
Approximate Floor Area
262.53 sq. ft.
(24.39 sq. m)

TOTAL APPROX. FLOOR AREA 1499.30 SQ.FT. (139.29 SQ.M.)
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