



12 Tile House Lane
Great Horkesley, Essex

**DAVID
BURR**



12 Tile House Lane, Great Horkesley, Colchester, Essex, CO6 4EA

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.

An exceptionally well-presented three-bedroom (one en-suite) detached property situated on a small, well-planned development located within the ever-popular North Essex village of Great Horkesley, conveniently located for both the A12 trunk road and Colchester North Station. Constructed by the award winning Mersea Homes in 2010, the property is located overlooking a greensward offering an attractive aspect towards the playing fields. Offering an accommodation schedule in the region of 1,300sq ft, the property enjoys a principally open plan ground-floor comprising two distinctive reception spaces with notable features including bay windows, a Jotul wood burning stove set on a brick hearth and kitchen/dining room with a floor-to-ceiling glass screen providing an open link to the rear gardens. Further benefits to the property include ample private off-street parking and established rear gardens.

An exceptionally well-presented three-bedroom (one en-suite) detached property constructed by the award winning Mersea Homes, enjoying an open plan ground-floor aspect and further benefiting from off-street parking and private rear gardens in an attractive setting adjacent to a greensward.

Wooden-clad security door with obscured glass panel opening to:

ENTRANCE HALL: 11' 1" x 6' 4" (3.40m x 1.95m) With wooden style Karndean flooring throughout, staircase off with oak balustrade and door to:

SITTING ROOM: 16' 9" x 15' 5" (into bay) (5.18m x 4.70m into bay) The principal reception room of the property with bay window to front with fitted blinds overlooking a greensward, the focal point of the room is a Jotul wood burning stove set on a brick hearth with feature wall behind. Door to:

KITCHEN/DINING ROOM: 20' 7" x 16' 9" (6.29m maximum x 4.90m) Fitted with a matching range of shaker style soft-close base and wall units with chrome handles, worktops above with upstands over and

tiling. Stainless steel sink unit with vegetable drainer to side, mixer tap over and window to side. The kitchen is fitted with a range of appliances including a double oven and grill, four-ring ceramic hob with extraction above. Further fitted appliances include a base level fridge, freezer and space and plumbing for dishwasher and washing machine/dryer. Enjoying a bright, open aspect, the room further offers spotlights throughout, Karndean flooring and a floor-to-ceiling glass window range to rear with French doors opening to the terrace and gardens beyond. Door to useful under stair storage recess.

CLOAKROOM: 4' 8" x 3' 9" (1.43m x 1.15m) Fitted with ceramic WC, corner wash handbasin with tiling above and obscured glass window to rear.

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FAMILY ROOM: 15' 8" x 10' 2" (4.80m x 3.10m) With window to front, door to cupboard housing oil fired boiler, hatch to loft and door to rear.

First floor

LANDING: With hatch to loft and door to linen cupboard housing pressurised water system and cylinder with useful fitted shelving above.

MASTER BEDROOM: 14' 7" (max) x 12' 4" (4.49m maximum x 3.78m) With double doors to front opening to balcony **10' 2" x 3' 5"** (3.10m x 1.05m), recessed fitted wardrobe and door to:

EN-SUITE SHOWER ROOM: 7' 6" x 3' 9" (2.29m x 1.16m) Fully tiled and fitted with ceramic WC, pedestal wash handbasin and double fully tiled separately screened shower unit with chrome mixer shower. Wall-mounted heated towel rail, shaver point and obscured glass window to side.

BEDROOM 2: 10' 6" x 9' 2" (3.22m maximum x 2.79m) With casement window to rear with views over gardens.

BEDROOM 3: 10' 6" x 7' 5" (3.22m maximum x 2.24m) With casement window to rear with views over gardens.

FAMILY BATHROOM: 8' 4" x 5' 6" (2.55m x 1.71m) Partly tiled and fitted with ceramic WC, pedestal wash handbasin and bath with chrome shower attachment over, glass screen and extraction fan.

Outside

The property is one of few three-bedroom detached properties situated on this section of the development and enjoys an outstanding setting with far-reaching views to front over the adjacent greensward. Immediately

adjacent to the property is a brick paved area of off-street parking for approximately two vehicles with unrestricted road parking and direct access to:

The gardens are well placed to enjoy the afternoon sun with a stone tiled terrace providing an ideal external seating area with single expanse of lawn beyond and diverse range of border plants.

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

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

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D.

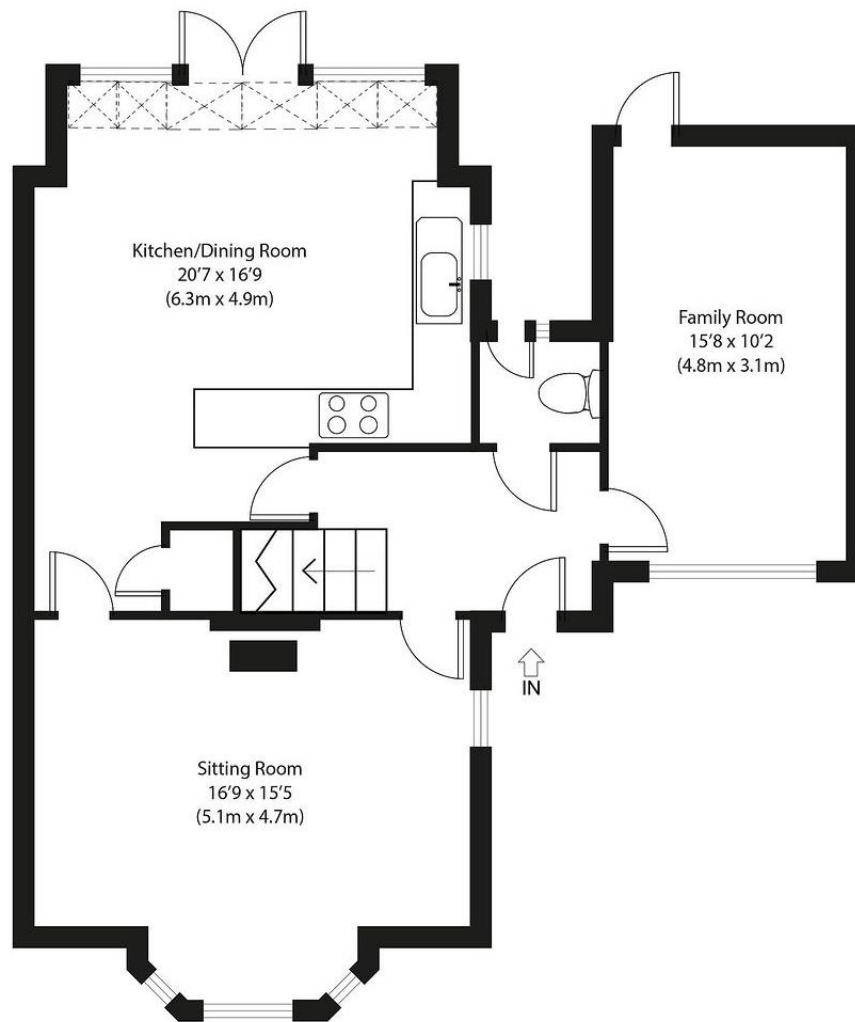
WHAT3WORDS: ///forgotten.mothering.claims

BROADBAND: Up to 1000 Mbps (Source Ofcom).

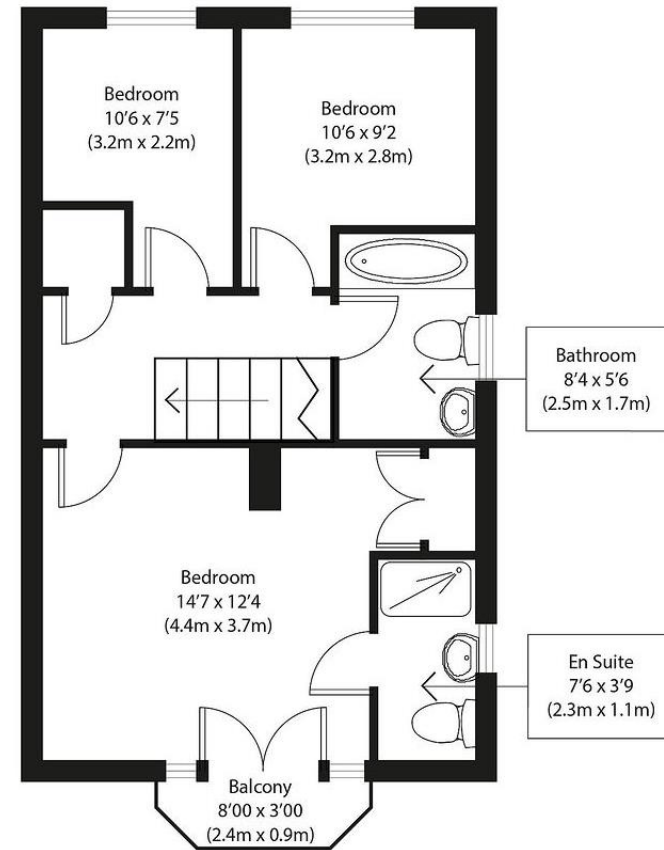
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

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.



Ground Floor



First Floor

Approximate Gross Internal Area
1310 sq ft (122 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

