



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

welcome to

Tile House Lane, Great Horkesley, Colchester

This beautifully presented link detached family home is situated to the north of Colchester in the popular village of Great Horkesley which benefits from local amenities including village stores, Primary School, as well as stunning countryside, lovely walks and popular village pubs.



This lovely family home, whilst being found in a village location, also offers excellent access to transport links, with the A12 being within easy reach and Colchester's mainline train station with direct links to London Liverpool Street being around 3 miles from the property.

Key features of the property are a spacious living room which leads through to a light and airy kitchen/diner with doors onto the garden. The first floor offers three double bedrooms, an en suite shower room to the master bedroom and family bathroom. Externally there is driveway parking, a car port and garage, as well as low maintenance rear garden.

Entrance Door To:

Entrance Hall

With stairs to first floor, wooden flooring, storage cupboard, doors to:

Cloakroom

Upvc double glazed opaque window to side, white suite comprising low level w.c. and pedestal wash hand basin, laminate wood flooring.

Living Room

Upvc double glazed window to front, wooden flooring, radiator, double doors to:

Kitchen / Dining Room

Upvc double glazed window to front, upvc double glazed French doors to rear and skylight window, wooden flooring, radiator, spotlights, comprehensive range of modern matching high gloss base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated double oven and hob with splashback and extractor hood over, integrated fridge/freezer, space for washing machine.

First Floor Accommodation

Landing

Built-in cupboard, upvc double glazed window to rear, doors to:

Master Bedroom

Upvc double glazed window to front, carpet, radiator, built-in cupboard, door to:

En Suite

Modern white suite comprising double shower cubicle, wash hand basin and low level w.c., part tiled walls, radiator, laminate wood flooring, upvc double glazed obscure window to front.

Bedroom Two

Upvc double glazed windows to front and rear, radiator, carpet.

Bedroom Three

Upvc double glazed window to rear, radiator, carpet.

Family Bathroom

Modern white suite comprising panel enclosed bath, pedestal wash hand basin and low level w.c., part tiled walls, laminate wood flooring, radiator, obscure upvc double glazed window to rear, extractor fan.

Outside

To the side of the property there is a driveway providing off road parking with gates leading to covered parking. This in turn leads to a Garage with eaves storage.

The rear garden commences with patio area, the remainder laid to lawn with shingled section, all enclosed by panel fencing.

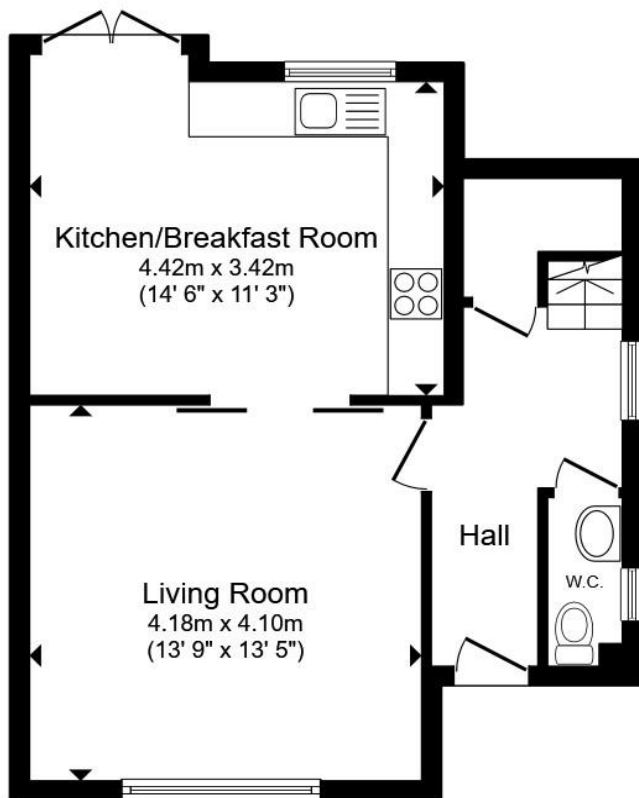
Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

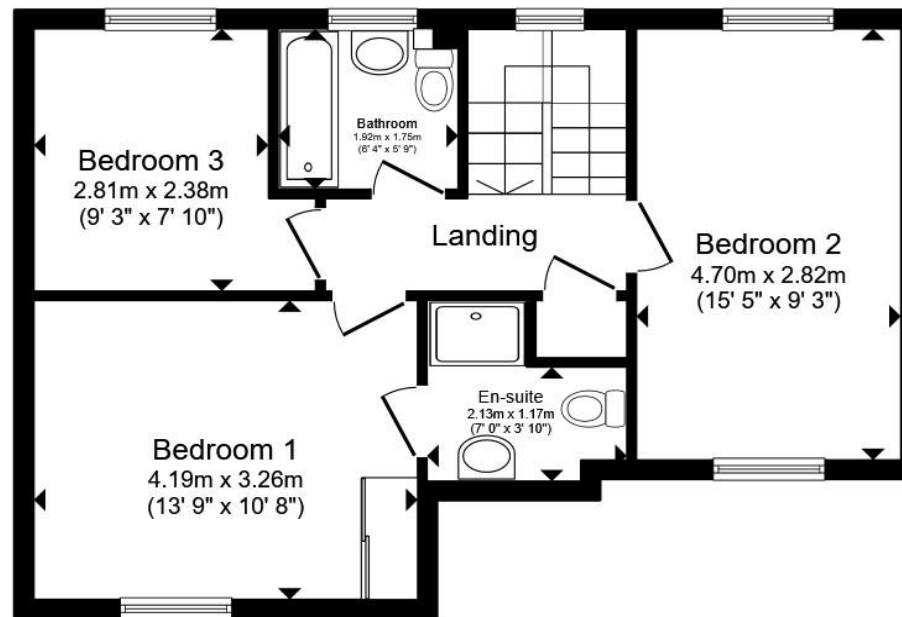


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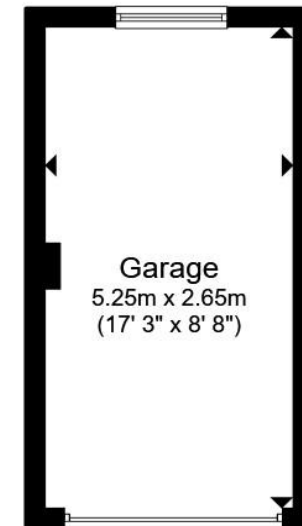




Ground Floor



First Floor



Garage

Total floor area 107.9 m² (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Tile House Lane, Great Horkesley Colchester

- Modern Link Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- En Suite & Family Bathroom
- Three Double Bedrooms
- Parking & Car Port
- Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121801 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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