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FOR SALE  
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Spartan Close  
Great Horkesley, Essex

# 12 Spartan Close, Great Horkesley, Essex, CO6 4FL

**NO ENERGY BILLS & UPGRADED.** Semi-rural 4-bed detached home in the village of Great Horkesley. **A modern, turnkey family home** recently refreshed with brand-new carpets and flooring. This high-spec property includes **£26,000 of installed renewal technology** at no extra cost, ensuring energy independence with unspoilt farmland views.

A well-presented four-bedroom detached residence, occupying an attractive position on the periphery of a thoughtfully designed development within the North Essex parish of Great Horkesley. **This modern home has been recently refreshed with brand-new carpets and flooring.** This well-balanced property offers versatile accommodation arranged over two floors, and is further distinguished by its EPC A rating and comprehensive suite of renewable energy enhancements, ensuring energy security and **no energy bills.**

The property is approached via a welcoming dual aspect dining hall, currently arranged as a study, featuring **newly installed flooring.** From here, a ground floor cloakroom and a useful storeroom contains a modular and easily expandable battery storage system. The principal reception space comprises a comfortable sitting room with a front-facing aspect, enjoying views across adjacent farmland and benefiting from a useful understairs storage recess.

To the rear, the property opens into a well-appointed open plan kitchen/dining room, fitted with an extensive range of gloss fronted units beneath granite worktops and complemented by integrated appliances. Double doors provide direct access to the landscaped south-facing rear gardens, creating an ideal setting for both everyday living and entertaining.

To the first floor, four well-proportioned bedrooms—**each benefiting from brand-new carpets**—are arranged around a central landing. The master bedroom is served by an en-suite shower room, with a separate family bathroom serving the remaining rooms. The elevated position of the property affords attractive views across the surrounding landscape.

Externally, a gravel driveway provides off-road parking for approximately three vehicles, alongside a detached garage with light and power connected. The rear gardens have been thoughtfully landscaped to offer a high degree of privacy, incorporating a paved terrace, lawned areas, and carefully considered planting.

The property is particularly noteworthy for its future-proof renewable energy features, **which are included in the sale at no additional cost.** This comprehensive system provides year-round energy self-sufficiency and **no energy bills,** including an air source heat pump, an extensive solar panel array with individual monitoring, hybrid inverter, battery storage, electric vehicle charging point, and a hot water solar diverter. **Comprising £26,000 of installed renewal technology, this entire system is fully owned and transfers to the new owner.**

Further enhancements include structured networking in key areas of the home, CCTV, and an uninterruptible power supply ensuring continued connectivity, supported by high-speed broadband of up to 900 Mbps.



- **FREE Renewables: £26,000** of installed renewal technology transferred to the buyer at no extra cost.
- **Modern Turnkey Family Home:** Recently refreshed with brand-new carpets and flooring.
- **EPC A Rated:** Ultra-efficient detached home designed for total energy independence.
- **Semi-Rural Setting:** Four well-proportioned bedrooms with beautiful farmland views.

- **Private South-Facing Garden:** Landscaped rear garden with high degree of privacy.
- **Tech-Ready Home:** EV charging point, CCTV, and ultra-fast 900Mbps broadband.
- **Green Mortgage ready**
- **Excellent access to schools, local amenities, and Colchester North station** for London commuting
- **Dual-aspect entrance hall/study**



Great Horkesley is a highly sought-after village on the northern fringes of Colchester, offering a blend of rural charm and modern convenience.

The property is ideally positioned within easy reach of a range of local amenities, including a nearby park, a well-regarded nursery, and Bishop William Ward Primary School, all within a short walk. Trinity School is also easily accessible by car or bicycle, making the location particularly appealing for families.

For commuters, Colchester North railway station lies approximately 10 minutes by car, providing direct and regular services to London Liverpool Street. Additional conveniences include a local Co-op store at Chesterwell, along with regular bus services from Malvern Way and Coach Road.

The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, while Colchester city centre provides a comprehensive range of shopping, dining, and leisure facilities, further enhancing the appeal of this well-connected yet peaceful setting.



**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Air-source heat pump, solar and battery storage. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** A

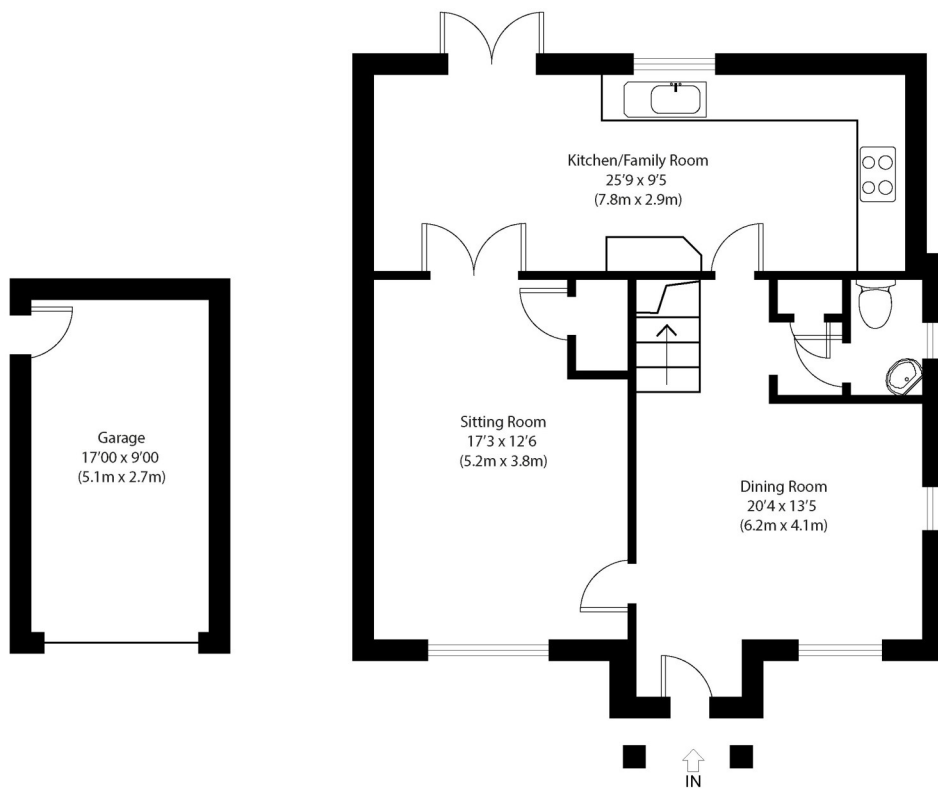
**WHAT3WORDS:** usual.anyone.limelight

**LOCAL AUTHORITY:** Colchester City Council, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222) **BAND:** E

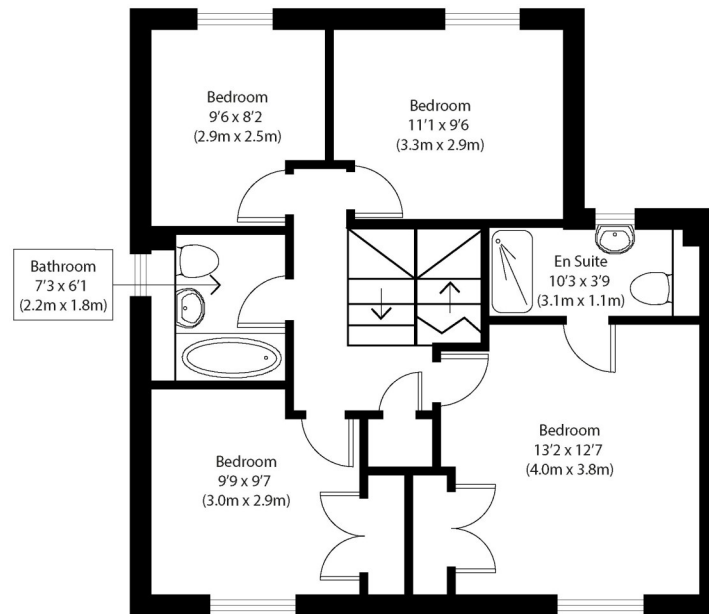
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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  
 Main House 1390 sq ft (129 sq m)  
 Garage 155 sq ft (14 sq m)  
 Total 1545 sq ft (144 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





