

oakheart



£375,000

Offers In Excess Of  
Keelers Way, Great Horkesley, Colchester

This beautifully presented and recently refurbished four bedroom family home is tucked away in the desirable village of Great Horkesley (CO6), combining a modern interior with practical family-friendly space, off street parking and an attractive rear garden. Tastefully finished in neutral tones with a contemporary feel throughout, the property is ready for a new owner to move straight in and start enjoying village living with excellent access to Colchester and local amenities.

On the ground floor, a entrance hallway sets the tone, with space to hang coats and store shoes, and leads to a stylish ground floor WC. The dual-aspect living room spans the full depth of the house, drawing in natural light from both front and rear and creating a generous, sociable space. To the rear, the contemporary fitted kitchen offers ample worktop and cupboard storage, space for the usual appliances and a pleasant outlook over the garden, with a door opening directly onto the patio ideal for al fresco dining. An internal door opens from the hallway into the integral garage, providing secure storage for bikes and garden equipment or excellent potential for conversion to additional living space. There is also a storage cupboard under the stairs

Upstairs, a central landing gives access to four well-proportioned bedrooms, all enjoying good natural light and offering flexibility for a main bedroom, children's rooms, guest accommodation or a dedicated home office or hobby room as required. The family bathroom is fitted with a modern white suite and finished in a clean, neutral style

Outside, the property benefits from a private driveway to the front providing off street parking for one car. The rear garden, beginning with a generous paved patio area directly off the house that is ideal for barbecues, outdoor seating and summer entertaining, leading on to a stretch of level lawned turf at the rear.







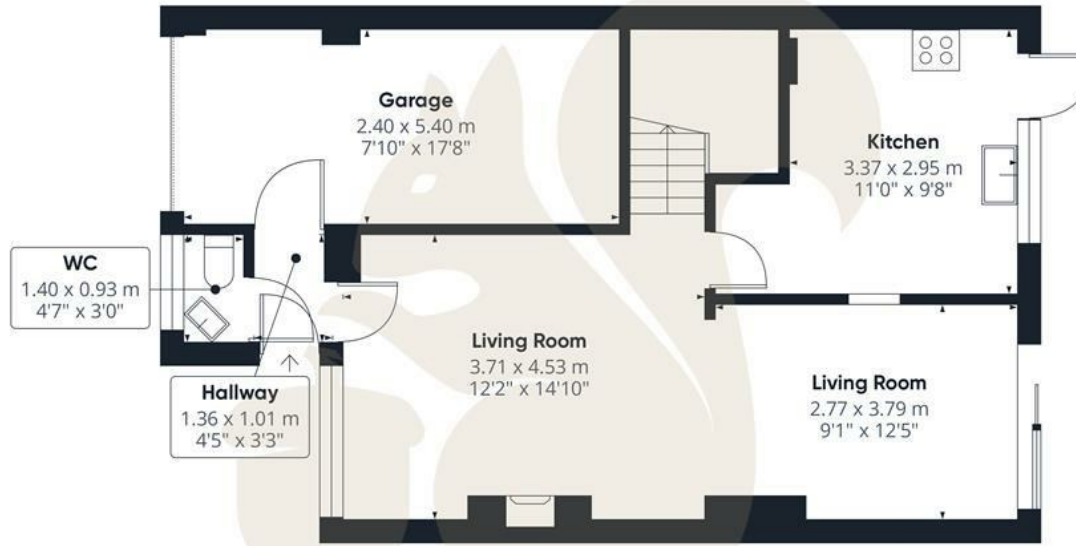




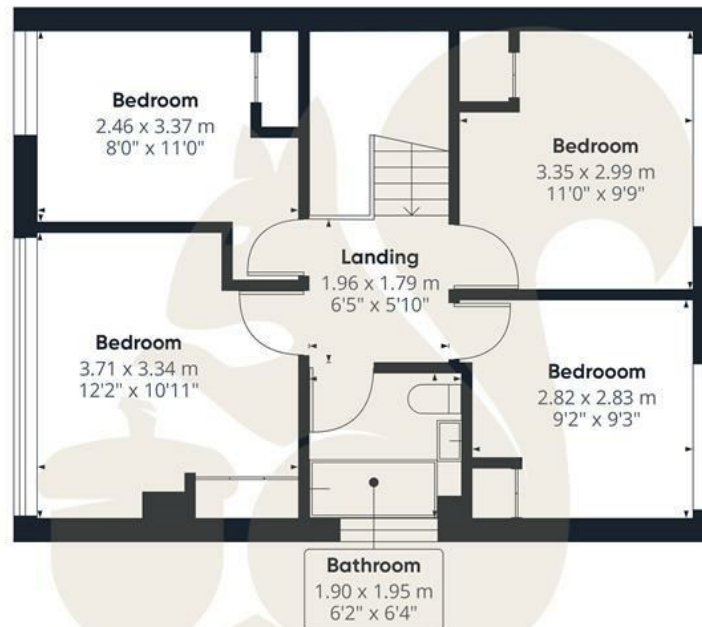








Ground Floor



Floor 1

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

105.2 m<sup>2</sup>  
1134 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

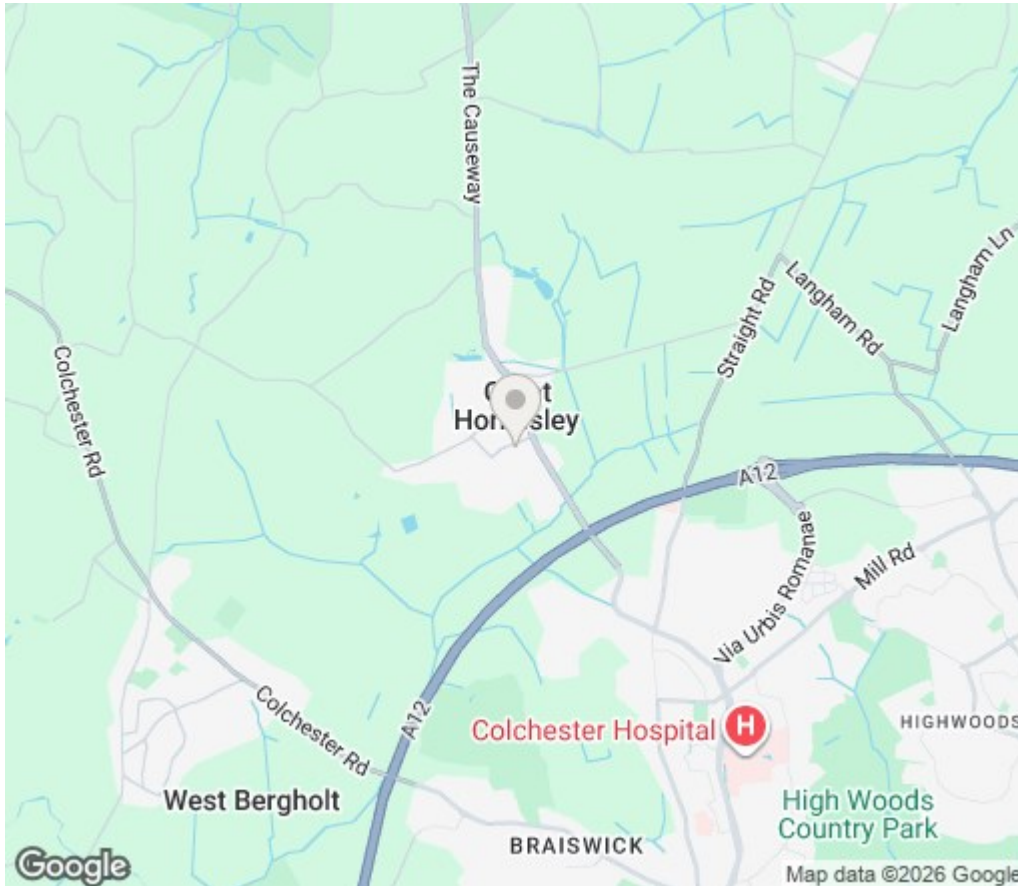
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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01206 803 308

[colchester@oakheart.co.uk](mailto:colchester@oakheart.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ