

3 bed detached house to buy in

The Causeway, Great Horkesley, CO6 4AA

£350,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- Immediate ‘exchange of contracts’ available
- Being sold via ‘Secure Sale’
- Kitchen/Breakfast Room
- Well Maintained Throughout
- EPC Rating E

Key Information

- Council Tax: Band D
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the desirable village of Great Horkesley, to the north of Colchester, this beautifully presented timber framed two/three-bedroom detached home is offered with no onward chain, making it an ideal choice for those seeking a smooth and swift move. Immaculately maintained throughout, the property enjoys a tranquil setting backing directly onto open fields, with truly stunning, well-tended rear gardens that offer a peaceful and private retreat. The garden also boasts multiple sheds and a charming garden room, perfect for hobbies, storage, or simply enjoying the outdoors.

The ground floor accommodation comprises an entrance porch leading to a generous lounge at the front of the property. A fitted kitchen opens into a spacious conservatory with French doors that frame glorious views of the rear garden—ideal for both everyday living and entertaining. A stylish and high-specification family bathroom features a bath with shower over and also a separate shower cubicle, while a practical utility room adds further convenience to the layout.

Upstairs, you will find two well-proportioned double bedrooms and a further single bedroom, making this a superb option for families, professionals, or those looking to downsize in comfort. The front of the property offers private off-road parking for two to three vehicles.

Great Horkesley offers a wonderful village lifestyle with amenities including two public houses and the highly regarded Bishop William Ward Primary School. The property is also within easy reach of Trinity Secondary School in Chesterwell, the A12, and Colchester North Station, providing excellent transport links. The historic market town of Sudbury and the picturesque villages of the Dedham Vale Area of Outstanding Natural Beauty are also close by.

With its immaculate condition, exceptional gardens backing onto open countryside, and no onward chain, this is a rare opportunity not to be missed.

Entrance Hallway

Entrance door, double glazed window, door to:

Sitting Room 16'3" x 14'2"

Double glazed windows to front and side, stairs rising to the first floor landing, feature fireplace, radiator, door to:

Kitchen/Breakfast Room 15'4" x 10'1"

Double glazed window to rear looking into the conservatory, door to side, wall and base level units, butler sink mixer tap over, oven and hob, extractor fan, worktops, integrated appliances, door to:

Utility Room

Double glazed window to front, worktops, space for appliances

Bathroom 12'1" x 5'9"

Double glazed window to rear, low level WC, wash hand basin, bath with shower over, shower cubicle

Conservatory 13'5" x 11'3"

Double glazed windows and bi-folding doors to rear leading out onto the rear garden

First Floor Landing

Double glazed window to side, doors leading off

Master Bedroom 13'2" x 10'10"

Double glazed windows to front, radiator

Bedroom Two 10'11" x 8'11"

Double glazed window to rear, wardrobe, radiator

Bedroom Three 6'11" x 6'2"

Double glazed window to rear, radiator

Front of Property

Driveway providing off road parking, gate to side leading into the rear garden

Rear Garden

Fully enclosed and private, mainly laid to lawn, pond, flower beds, trees and shrubs, large patio seating area, two summerhouses with power and electric connected, gate to rear with access to the fields

Agents Note:

The property has recently had the main incoming power line upgrade to 100amps, had a new consumer unit fitted and a 7kW smart AC EV charge point fitted too.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £350,000

Property Type: Detached House

Parking: Driveway

Year built: 1921

Construction materials: Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

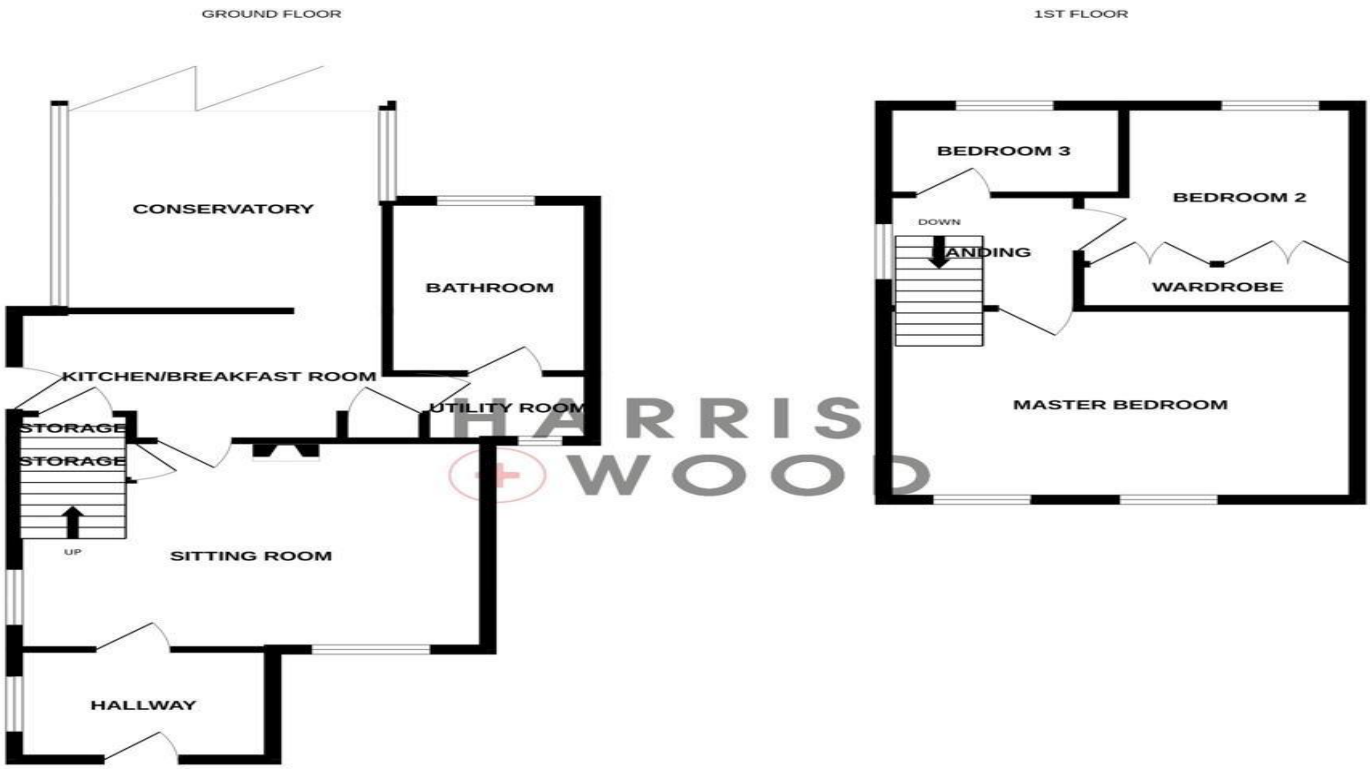
Water meter: Yes

Sewerage: Standard UK domestic

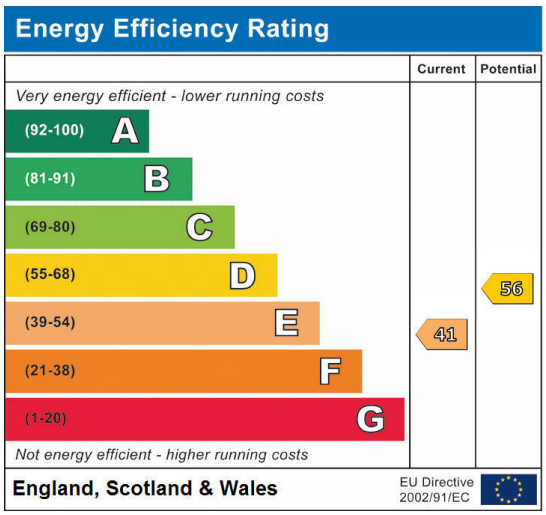
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact your local branch today for more information on this property:

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