



Braeburn Road, Great Horkesley

GUIDE PRICE £350,000-£375,000 A beautifully presented and well-proportioned detached house arranged over two floors, with a clear and practical layout suited to family life. The interiors are light and consistent, with a soft, neutral palette and a sense of order throughout. The house sits within a modern residential setting on the edge of Great Horkesley, with open green space and countryside nearby.

Guide price £350,000

Braeburn Road

Great Horkesley, Colchester, CO6



- 3 bedroom detached home extending to approx. 984.9 sq ft (plus car port)
- Principal bedroom with en suite shower room
- Enclosed sunny rear garden with patio and lawn
- Open-plan kitchen/dining room spanning the rear of the house
- Ground floor WC and first-floor family bathroom
- Positioned within a quiet residential development close to green space
- Separate sitting room with bay window to the front
- Covered car port (5.00m x 3.00m) and driveway parking

The Property

The ground floor is arranged with a good sense of separation between living and more social spaces. The sitting room is positioned to the front, where a bay window brings in plenty of natural light and gives the room a relaxed feel. It works well as a quieter, more contained space within the house.

To the rear, the kitchen and dining room span the width of the house. The kitchen is fitted with neutral cabinetry and timber worktops, offering a practical and tidy workspace. There is room for a dining table beside the doors, which open onto the garden and bring in additional light. This is a natural hub of the home, suited to everyday use as well as entertaining.

Upstairs, three bedrooms are arranged around the landing. The principal bedroom includes an en suite shower room and has been finished with a simple feature wall that adds a bit of character without overwhelming the space. The remaining bedrooms are versatile and can be used for family, guests or home working.

The family bathroom is clean and modern, finished in a neutral style that fits with the rest of the house. Overall, the interiors are contemporary and well maintained, with a consistent approach throughout.

The Outside

The rear garden is enclosed and easy to manage, with a combination of patio and lawn. A paved area sits directly outside the kitchen, providing space for outdoor seating and dining, while the lawn offers room for children or general use.

There is additional space for storage and garden features along the boundaries, and the layout feels practical rather than overly formal.

To the front and side, there is driveway parking along with a covered car port, adding useful sheltered space. The surrounding streets are quiet and well kept.

The Area

Great Horkesley is a popular village to the north of Colchester, offering a good balance of countryside surroundings and everyday convenience. There are local shops, schools and amenities nearby, along with open green spaces and walking routes.

Colchester town centre is a short drive away and provides a wider range of facilities, including restaurants, shopping and mainline rail services into London Liverpool Street. The area suits those looking for a quieter setting while still being well connected.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

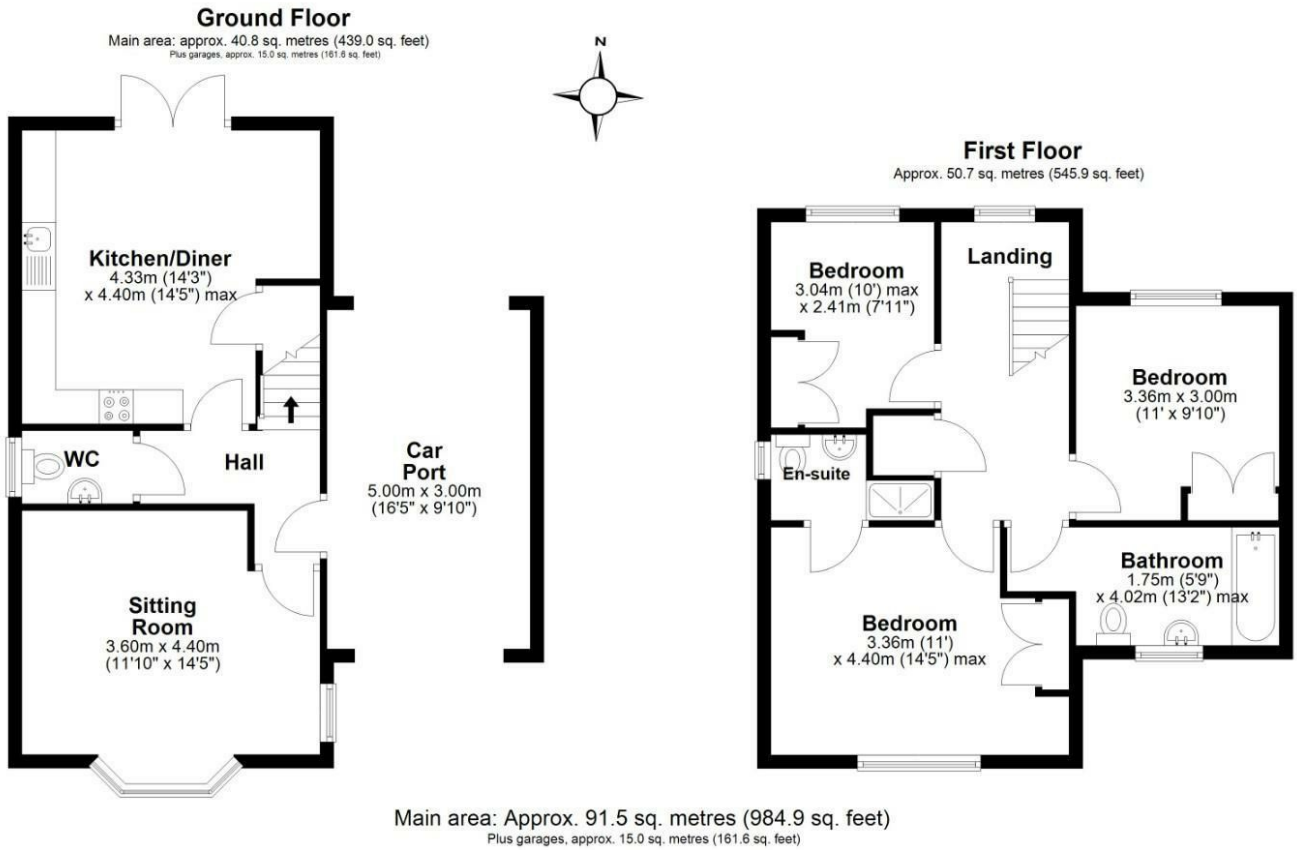
Construction - Brick

Mains Sewerage, Electricity and Water

Oil Fired Boiler



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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