



**Greate House Farm Road, Layer-de-la-Haye, COLCHESTER,
CO2 0LP**

welcome to

Greate House Farm Road, Layer-de-la-Haye, COLCHESTER

Early viewing is advised of this well presented four bedroom detached family home situated in the popular village of Layer de la Haye. The village benefits from local facilities and amenities including pubs, schools, recreation ground, bus service and doctors surgery.



This beautifully presented detached family home is located in a village location on the south side of Colchester.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen prep room/utility, snug/dining room and large kitchen/diner/family room. The first floor offers four double bedrooms and a family bathroom.

Externally there is an enclosed rear garden, ample parking and garage.

Entrance Door To:

Entrance Hall

Built-in cupboard, stairs to first floor, doors to:

Cloakroom

Tiled walls and floor, low level w.c., wash hand basin, upvc double glazed window to side.

Kitchen Prep Room / Utility

10' 6" x 8' 9" (3.20m x 2.67m)

Upvc double glazed window to front and door to side, base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, space for cooker with extractor over, space and plumbing for washing machine, space for fridge, space and plumbing for dishwasher, tiled floor, radiator, built-in cupboard.

Dining Room / Snug

13' 10" max x 9' 2" max (4.22m max x 2.79m max)

Full length upvc double glazed window to front, wood effect flooring, radiator.

Kitchen / Diner / Family Room

21' 9" max x 21' 4" max (6.63m max x 6.50m max)

Three velux windows, double glazed bifolding doors to rear opening onto the garden, herringbone LVT flooring, bespoke kitchen comprises range of light wall and base level units and drawers, work surfaces, inset ceramic sink unit with mixer tap, integrated eye

level oven, inset hob with extractor over, space for American style fridge/freezer, built-in pantry cupboard, Quartz kitchen island with feature lighting, spotlights, two modern vertical radiators and horizontal radiator.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

12' 9" max x 8' 10" max (3.89m max x 2.69m max)

Upvc double glazed window to rear, radiator, built-in wardrobes and storage cupboard.

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)

Upvc double glazed window to rear, radiator.

Bedroom Three

10' 6" x 8' 4" (3.20m x 2.54m)

Upvc double glazed window to front, radiator, built-in storage cupboard.

Bedroom Four

10' 9" x 7' 2" (3.28m x 2.18m)

Upvc double glazed window to front, radiator.

Family Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled walls and flooring, radiator, upvc double glazed window to front.

Outside

Front

Driveway providing off road parking and leading to garage.

Rear

The rear garden is mainly laid to lawn with patio, all enclosed by panel fencing.



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welcome to

Greate House Farm Road, Layer-de-la-Haye, COLCHESTER

- Well Presented Detached House
- Spacious Living Accommodation
- Cloakroom & Family Bathroom
- Four Double Bedrooms
- Ample Parking & Garage
- Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: C

offers in excess of

£500,000



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.focalagent.com



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Property Ref:
CCS119793 - 0004

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