



**32 Malting Green Road
Layer-de-la-Haye, Essex**

**DAVID
BURR**



32 Malting Green Road, Layer-de-la-Haye, Colchester, Essex, CO2 0JH

Layer-de-la-Haye is a popular village located in the Roman River Valley conservation area close to the ancient town of Colchester and its wide range of amenities including a main line rail link to London Liverpool Street. Layer itself offers a range of services including a primary school, village shop, church, village hall and two public houses. The village sits close to Abberton Reservoir with its wild birds sanctuary and panoramic scenery, the ideal place to take a walk.

Positioned on the southern side of Malting Green Road, set adjacent to open farmland is a rarely available four bedroom (one en-suite) detached property situated within the thriving north Essex village of Layer-de-la-Haye. Widely considered one of the premier villages on the southern side of Colchester retaining convenient access to Abberton Reservoir, Marks Tey rail station, the A12 trunk road, Blackwater Estuary and Mersea Island. Enjoying a central village location whilst positioned on a quieter road, the property has not been on the market for a period of 50 years.

Adapted and enhanced during the sole owner's tenure via a substantial single storey rear extension, the property is arranged via three ground floor reception rooms whilst offering a principally open plan, contemporary aspect offering excellent potential to further extend and enhance beyond the existing footprint (subject to the necessary planning consents).

Further benefits to the property include a double garage with electric roller door, ample private parking via a tarmac driveway and established, unoverlooked gardens with a total plot size of approximately 0.28 acres, enjoying a south facing aspect.

A four bedroom (one en-suite) detached property enjoying a village location within the much sought after parish of Layer-de-la-Haye. Offering an accommodation schedule of approximately 1,900sq ft, arranged via three ground floor reception rooms, enjoying a principally open plan aspect with further benefits including a double garage, ample private parking and south facing gardens with a total plot size of approximately 0.28 acres.

ENTRANCE PORCH: 8' 11" x 2' 11" (2.73m x 0.89m) With obscured panel glazing to front and timber door opening to:

ENTRANCE HALL: 14' 7" x 9' 0" (4.45m x 2.76m) With traditionally styled 1970s staircase off, door to:

BAR: 11' 6" x 11' 3" (3.52m x 3.44m) Enjoying a direct, open link with the sitting room and dining room with the bar area to the corner, open fronted fitted shelving units and opening to:

SITTING ROOM: 24' 3" x 13' 1" (7.40m x 4.00m) Forming part of a single storey rear extension to the property and enjoying a dual aspect with UPVC framed double glazed bay windows to rear affording views across the south facing rear gardens. The focal point of the room is a dual sided fireplace with tiled hearth, inset flue, panel glazed door to outside and opening to:

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DINING ROOM: 18' 10" x 12' 7" (5.74m x 3.83m) With an exposed brick wall and open fronted wine store to side, timber framed casement window to front and door to entrance hall.

SNUG: 10' 11" x 7' 11" (3.33m x 2.43m) Set just off the entrance hall, a versatile room offering excellent potential as an office/study, if so required. Currently utilised as a snug with timber framed casement window range to front and part open fronted fitted bookcase.

KITCHEN/BREAKFAST ROOM: 11' 6" x 11' 1" (3.50m x 3.38m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap above and UPVC framed double glazed casement window range to rear affording a southerly aspect across the terrace and gardens beyond. Fitted appliances include an oven, four ring gas hob with grill tray and space for a freezer. Further range of wall units and obscured panel glazed door to:

UTILITY ROOM: 15' 10" x 5' 9" (4.82m x 1.74m) Fitted with a range of base units and further floor to ceiling range of units with shelving and full height storage space. Space and plumbing for washing machine and dryer, stainless steel single sink unit with hot and cold tap over and base units below. Also housing gas fired boiler and with UPVC framed panel glazed door to outside.

CLOAKROOM: 4' 8" x 4' 3" (1.44m x 1.31m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and obscured glass window to front.

First floor

LANDING: With casement window range to front, door to linen store housing water cylinder with shelving above. Hatch to loft and door to:

BEDROOM 1: 14' 10" x 11' 7" (4.53m x 3.54m) With UPVC framed casement window range to rear affording a southerly aspect with views across the established rear gardens and farmland beyond. Full height fitted wardrobes with attached hanging rails and door to:

EN-SUITE SHOWER ROOM: 7' 1" x 3' 10" (2.15m x 1.17m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and shower. Range of spotlights and timber framed obscured glass window to front.

BEDROOM 2: 11' 8" x 10' 4" (3.55m x 3.16m) With UPVC framed double glazed casement window range to rear affording views across the south facing gardens and farmland beyond. Fitted wardrobes with attached hanging rail.

BEDROOM 3: 11' 8" x 7' 9" (3.56m x 2.37m) With casement window to rear affording views across the gardens and door to wardrobe with attached hanging rail.

BEDROOM 4: 8' 11" x 6' 11" (2.72m x 2.11m) With casement window range to front.

FAMILY BATHROOM: 7' 9" x 6' 11" (2.35m x 2.10m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower over. Obscured glass casement window to front.

Outside

The property is situated on the south side of Malting Green Road, framed by a leylandii hedge line with a tarmac driveway providing space for approximately five vehicles. With a lawned fronted and scope to increase the visibility of the parking area, if so required, with border planting and direct access to the:

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DOUBLE GARAGE: 17' 11" x 17' 1" (5.45m x 5.21m) With electric roller door to front, light and power connected and personnel door to rear.

The rear gardens are one of the property's most striking attributes with a private, unoverlooked plot with dense border planting, range of mature trees, central expanse of lawn and aspect adjacent to open farmland.

The rear elevation of the property offers considerable scope for further extension, if so required, with possibilities to enhance the kitchen space via a single storey rear extension or by double storey (subject to the necessary planning consents).

Set to the rear of the garden is dense planting although an aspect is available across the adjacent farmland is visible.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///claims.select.rarely

LOCAL AUTHORITY: Colchester City Council, Town Hall, High Street, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** F.

BROADBAND: Up to 900 Mbps (Source Ofcom).

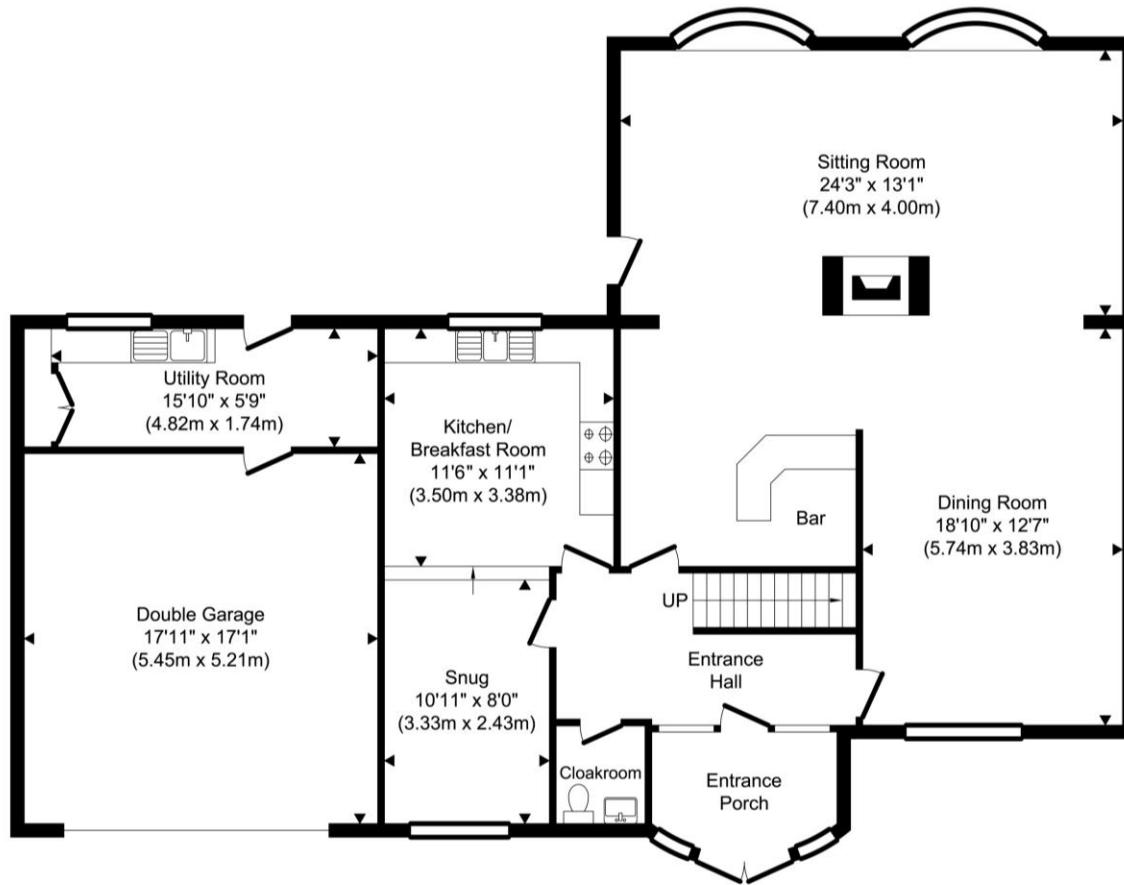
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

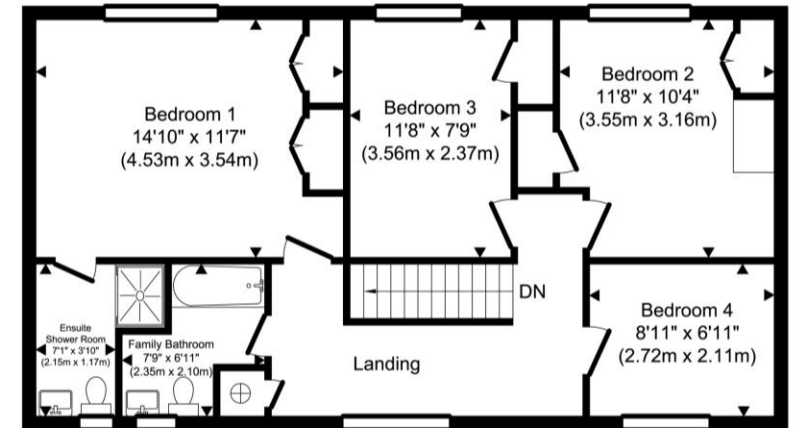
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Ground Floor
Approximate Floor Area
1540.53 sq. ft.
(143.12 sq. m)



First Floor
Approximate Floor Area
683.83 sq. ft.
(63.53 sq. m)

TOTAL APPROX. FLOOR AREA 2224.36 SQ.FT. (206.65 SQ.M.)
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