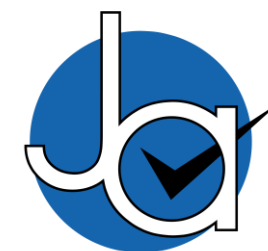




**3 bedroom  
Detached  
House located  
in Layer-de-la-  
haye.**

Guide Price  
**£350,000 - £375,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Green Acres Road Layer-de-la-haye Colchester CO2 0JP

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE £350,000 TO £375,000\*\*\*

John Alexander is proud to present a well-presented residence nestled in the tranquil village of Layer-de-la-Haye, offering a perfect blend of modern living and serene countryside charm. This delightful property is ideally situated on a quiet road, ensuring peace and privacy while remaining conveniently close to local amenities and transport links.

### STEP INSIDE

As you step inside, the welcoming hallway leads you to a generously sized lounge, perfect for intimate gatherings or relaxed evenings by the fire. From the living room, you'll find a seamless transition to the bright conservatory, an idyllic retreat bathed in natural light, ideal for morning coffees or tranquil afternoons. Open the bifold doors from the conservatory and step into a beautifully landscaped garden that offers a tranquil escape.

Discover the heart of this home in a beautifully designed kitchen that seamlessly blends style with functionality. The kitchen showcases sleek cabinets and exquisite worktops, providing ample storage and workspace for culinary enthusiasts. This beautifully designed area flows seamlessly into the dining space where French doors open gracefully, inviting you to step out into the lush garden. The open layout provides a seamless flow into the dining area, making it an ideal space for gatherings and family meals. area.

The downstairs cloakroom in this home is a blend of practicality and style. Thoughtfully designed, it offers guests convenience with its modern fittings and elegant finishes.

This property includes three generously-sized bedrooms, each designed with comfort in mind. The master bedroom features an en-suite bathroom, boasting modern fixtures and a contemporary design. The additional bedrooms offer versatility, suitable for family, guests, or even a home office, and are supported by a well-appointed family bathroom.

### STEP OUTSIDE

Step into a serene oasis with this inviting rear garden, designed for relaxation and enjoyment. The lush lawn is bordered by mature shrubs, adding privacy and a touch of nature's elegance. A quaint garden building offers additional space for storage or a creative retreat.

The front garden of this charming home offers a welcoming and well-maintained entryway. It features a tasteful blend of greenery, including mature shrubs that add depth and character to the façade. The paved driveway provides ample space for parking,

### THE LOCATION

Layer-de-la-Haye is a charming village with a strong sense of community, offering a selection of local shops, schools, and recreational facilities. With nearby access to larger towns and cities, residents can enjoy both the benefits of countryside living and the conveniences of urban life.



3



2



2



D



EPC

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## FLOORPLAN

### Green Acres

Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft

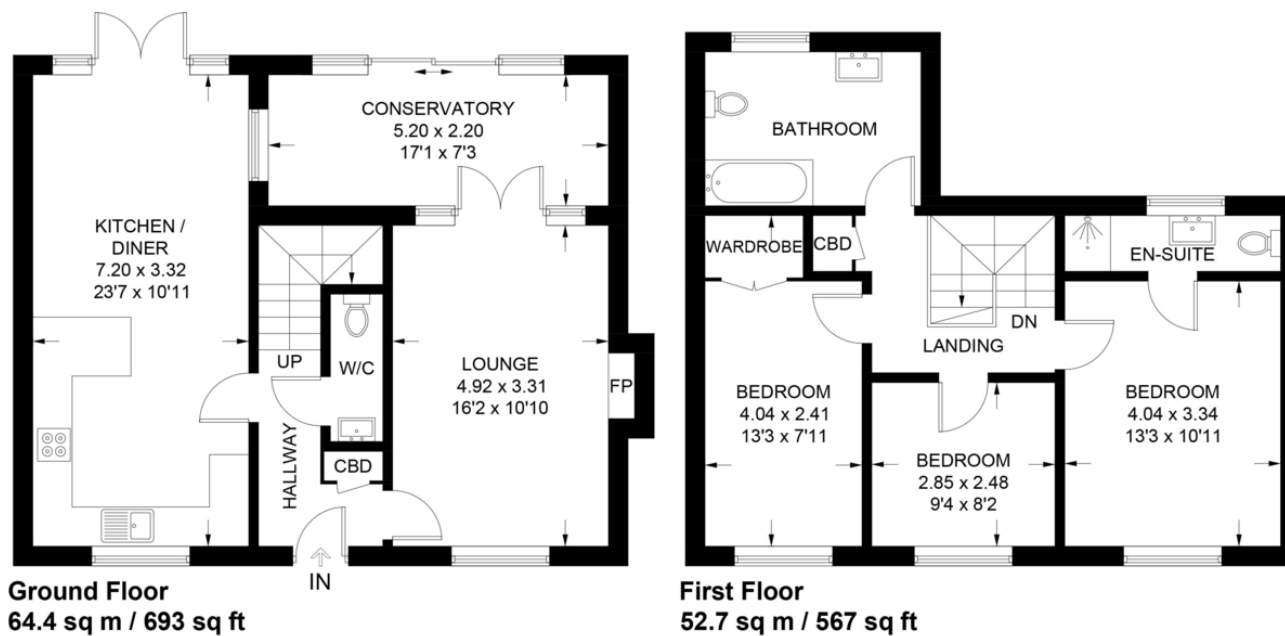


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

### CONTACT

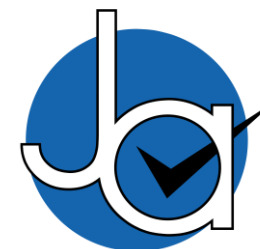
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