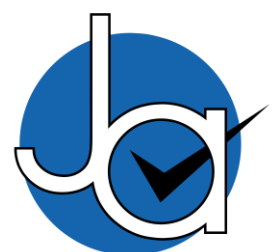




4 Bedroom End Terraced House located in Laver De La Haye.

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Guide Price £325,000

***GUIDE PRICE
£325,000 TO £350,000***
This extended four-bedroom semi-detached home in the sought-after village of Layer-de-la-Haye offers spacious, well-presented accommodation, including a modern kitchen, two reception rooms, and a generous rear garden. Set in a peaceful location just south of Colchester, it combines village charm with easy access to local amenities, schools, and transport links.

FULL DESCRIPTION

THE PROPERTY

We are pleased to offer this extended four-bedroom semi-detached home, situated in the desirable village of Layer-de-la-Haye, just south of Colchester. The ground floor comprises a welcoming entrance hall and a convenient cloakroom, leading to a spacious kitchen fitted with ample storage, numerous eye-level and base units, and integrated appliances. The kitchen also offers internal access to the garage for added practicality. A bright and airy lounge provides a comfortable living space, while a separate dining room features sliding doors that open directly onto the generous rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property boasts four well-proportioned bedrooms, each equipped with built-in wardrobes to maximize storage. A modern, contemporary four-piece family bathroom serves the floor, offering both style and functionality. Outside, the rear garden is predominantly laid to lawn and complemented by a paved patio area and garden shed, ideal for relaxation and entertaining. At the front, off-road parking is available via a driveway, alongside an attached garage fitted with power and lighting, providing versatile storage or workspace options.

LOCATION

Nestled in the heart of the picturesque village of Layer de la Haye, Woodfield End offers a tranquil setting with the convenience of nearby amenities. For outdoor enthusiasts, the Roman River Valley Nature Reserve offers scenic walks and bird watching opportunities.

The village is well-connected, with Colchester's city centre just a short drive away, providing a wider range of shopping, dining, and cultural experiences. Layer de la Haye combines the charm of rural living with the convenience of urban amenities, making it an ideal location for those seeking a balanced lifestyle.

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN

18' 7" x 9' 1" (5.67m x 2.78m)

LOUNGE

12' 5" x 17' 8" (3.79m x 5.39m)

DINING ROOM

10' 4" x 8' 7" (3.15m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE

10' 3" x 9' 5" (3.14m x 2.88m)

BEDROOM TWO

12' 1" x 7' 7" (3.7m x 2.32m)

BEDROOM THREE

10' 0" x 8' 2" (3.05m x 2.49m)



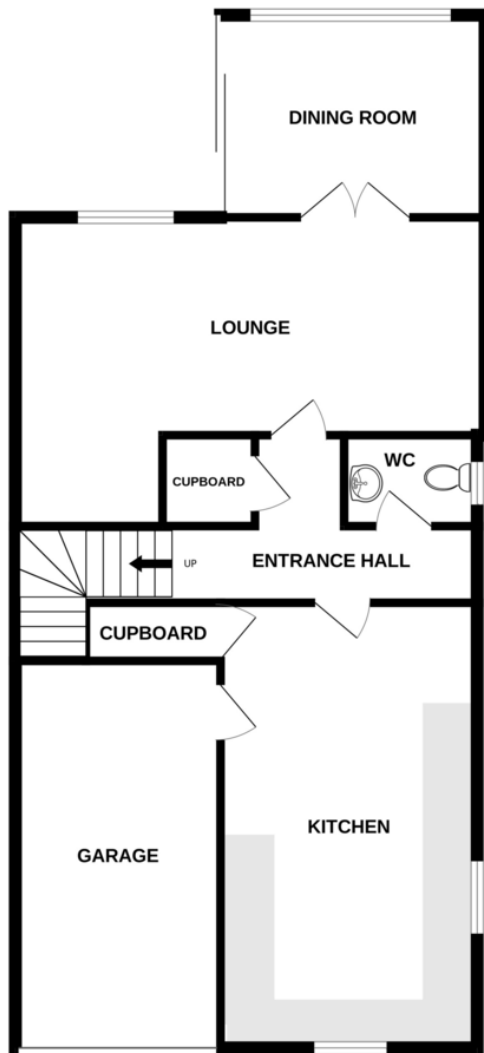
BEDROOM FOUR
9' 3" x 4' 7" (2.83m x 1.41m)

FAMILY BATHROOM
0' 0"

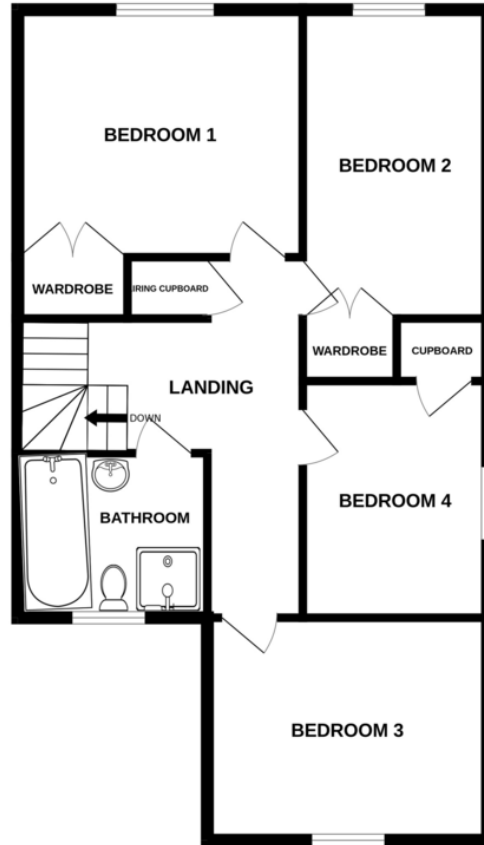


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

Tuesday after half one

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