



**3 bedroom  
Detached  
Bungalow  
located in  
Layer Breton.**

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**JOHN ALEXANDER**  
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# Layer Breton Hill

## Layer Breton

### Colchester

#### CO2 0PP



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## FULL DESCRIPTION

### OVERVIEW

John Alexander is pleased to present this modern, beautifully presented three-bedroom detached bungalow in the desirable location of Layer Breton. Fully double-glazed throughout and featuring a contemporary fitted kitchen, the property also includes a unique double-sided log burner serving two rooms. It further benefits from a private, established rear garden backing onto paddocks, with open-field views.

### STEP INSIDE

Enter the property via the entrance hall, which has access to the loft via a pull-down ladder.

Step into the spacious, light lounge (21'10" x 17'9"), featuring an exposed red-brick chimney breast housing a double-sided log burner. This room leads through to the open-plan dining/family room (19'9" x 17'9"), with French doors to the garden and a matching red-brick chimney breast with the double-sided log burner and bookshelves.

The Kitchen/breakfast room (20'0" x 11'1") is a modern, contemporary kitchen with ample storage and worktop space, including a breakfast bar, integrated dishwasher, double oven, microwave oven with warming tray, integrated fridge-freezer, induction hob, and extractor fan.

Utility room (6'0" x 3'9") fitted cupboards with space for a washing machine and tumble dryer.

Bedroom 1 (17'0" x 16'7") is a generous principal bedroom featuring French doors opening

directly into the rear garden and fitted wardrobes to one wall, with an en suite shower room and access to the dressing room (9'2" x 7'3"), which is currently used as an office.

Bedroom 2 (13'0" x 11'9") and Bedroom 3 (12'3" x 7'10") are light, airy rooms, with Bedroom 2 incorporating fitted wardrobes to one wall.

The family bathroom is fully tiled and fitted with a contemporary suite, including a bath with shower over and screen, WC, and a washbasin with storage.

### STEP OUTSIDE

The rear garden is laid to lawn with flower and shrub borders and a generous patio area, and it benefits from an outside tap and lighting. Enjoying paddock and open-field views, it is a private and secure garden.

The property has an enclosed oil tank and two studio buildings. Studio 1 (12'4" x 9'2") features French doors and air conditioning, whilst the second studio/workshop (11'7" x 9'6") also features French doors.

To the front of the property, there is ample parking with an in-and-out driveway.

### LOCATION

Layer Breton is a small village a few miles outside of Colchester, the town of Marks Tey and West Bergholt are nearby for shops and services and transport links.





Layer Breton Hill, Layer Breton, Colchester, CO2 0PP



# GROUND FLOOR

## FLOORPLAN



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