



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Woodview Road**  
Layer Marney, Colchester, CO5 9UP

**£540,000**  
EPC Rating 'D'

- Detached Four Bedroom Bungalow
- Far Reaching Farmland Views
- Carport, Garage & Parking
- Lounge & Conservatory with Log Burner





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached four bedroom bungalow situated in a semi rural position sitting on a plot of approximately a quarter of an acre in the historical village of Layer Marney with good access to Tiptree and Maldon with their range of shops, schools and amenities. The property offers an entrance hall, lounge, conservatory, kitchen, lobby, rear porch, spacious principal bedroom with ensuite cloakroom, three further bedrooms and a family bathroom. Outside the property offers off road parking leading to a carport and garage, the gardens extend to the rear and side of the property with far reaching farmland views. Viewing is advised to appreciate the setting, potential and space the property offers.





#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect leading to entrance hall, two radiators, access to loft space, door to:

#### LOUNGE

15' x 13' 6" (4.57m x 4.11m) Being well lit by window to front aspect and part glazed double doors to conservatory, radiator, TV aerial point, feature fireplace.



#### CONSERVATORY

20' x 10' 6" (6.1m x 3.2m) Windows to side and rear aspect, fully glazed double doors to side aspect, radiator, the room features a log burner, door to:

#### KITCHEN

15' x 9' 9" (4.57m x 2.97m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, radiator, storage cupboard and airing cupboard housing hot water cylinder, space for range style cooker, splash tiling, window to rear aspect.



#### LOBBY

Tiled floor, radiator, door to:

#### REAR PORCH

Fully glazed door to side aspect, oil fired boiler suppling hot water and central heating.

#### BEDROOM ONE

22' x 13' (6.71m x 3.96m) Windows to front and rear aspect, double and single radiator, door to:

#### ENSUITE CLOAKROOM

Window to side aspect, low flush WC, wall mounted wash hand basin.



#### BEDROOM TWO

12' x 10' (3.66m x 3.05m) Window to rear aspect, radiator.

#### BEDROOM THREE

9' 5" x 9' (2.87m x 2.74m) Window to rear aspect, radiator.

#### BEDROOM FOUR

9' x 7' 10" (2.74m x 2.39m) Window to front aspect, radiator.



#### FAMILY BATHROOM

9' 10" x 6' 6" (3m x 1.98m) Four piece suite comprising of low flush WC, pedestal wash hand basin, panel bath, double shower cubical, splash tiling, heated towel rail, window to rear aspect.

#### OUTSIDE

To the front of the property there is a driveway providing parking for a number of vehicles leading to a garage & carport with storage shed between, front garden laid to lawn with flower beds and shrubs.

#### REAR GARDEN

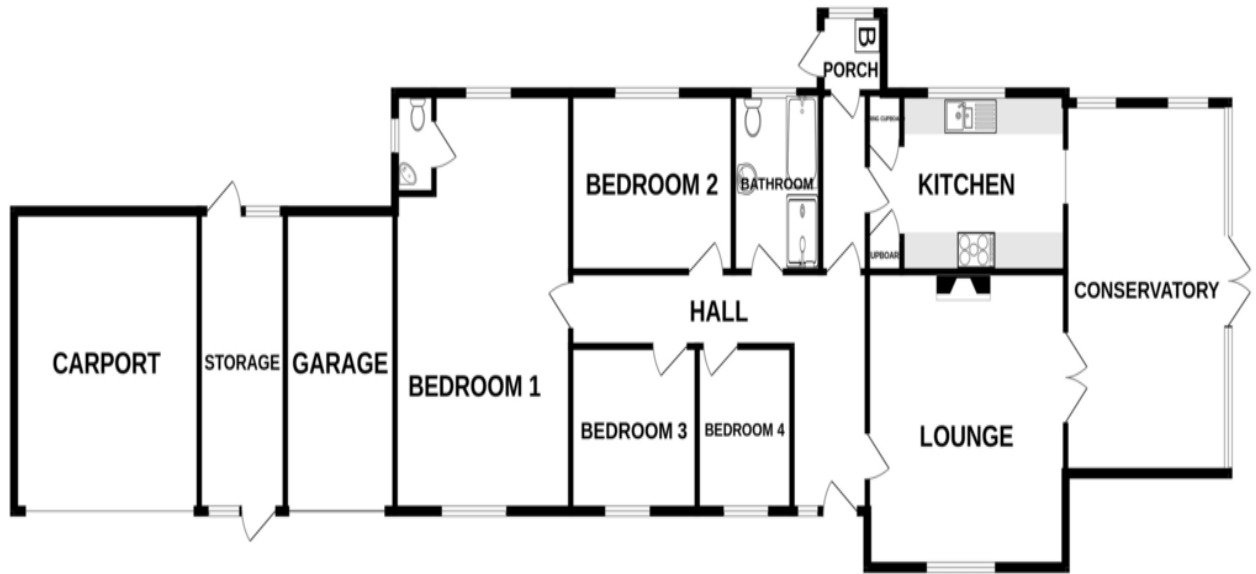
The gardens extend to the rear and side of the property being laid to lawn enclosed by panel fencing, paved patio to the side of the property. The property benefits from far reaching farmland views to rear.

#### AGENTS NOTE

Viewing is advised to appreciate the settling, space and great potential the property offers. The vendor has advised us that the properties drainage system is via a septic tank.







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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Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements