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DAVID MARTIN
GROUP

Lower Road
Layer Breton, Colchester, CO2 0PX

Guide Price £800,000
EPC Rating 'E'

- Detached Three Bedroom Bungalow
- Ample Parking, Garage and Stables
- Plot of Approx 0.85 of an Arce
- Chain Free Viewing Advised



Lower Road, Layer Breton, Colchester, CO2 0PX



Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom detached bungalow with a self contained one bedroom annex set on a plot of approx. 0.85 of an acre in a rural location in the popular village of Layer Breton with good access to Colchester and Tiptree with their range of shops, schools and local amenities. The property offers versatile family accommodation with conservatory, spacious lounge, kitchen/breakfast room, bedrooms 1 & 2 with ensuites, bedroom 3 and family bathroom. Self contained one bedroom annex with lounge, kitchen and shower room. The property is set on a plot of 0.85 of an acre with far reaching farmland views, ample parking leading to garage and stable. The gardens wrap around the bungalow being laid to lawn with hedge borders. The bungalow is being sold CHAIN FREE and viewing is highly recommended to appreciate the setting and space the property offers.





CONSERVATORY

20' x 14' reducing to 10'4 (6.1m x 4.27m) Entrance to the property is made via fully glazed double doors to side aspect to conservatory, being well lit by windows to rear and side aspect, double radiator, tiled floor, fully glazed double doors to kitchen/breakfast room.

LOUNGE

24' x 24' (7.32m x 7.32m) A spacious living room featuring an inglenook style fireplace with log burner inset, tiled floor, being well lit by windows to front and fully glazed double doors to front and side aspect, TV aerial point, storage cupboard, door to:



KITCHEN/BREAKFAST ROOM

20' 2" x 11' 10" (6.15m x 3.61m) The kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit with rinse bowl and mixer taps, with drawers and cupboards under, adjoining worksurface, matching range of eye level wall mounted units, space for range style cooker, storage cupboard housing oil fired boiler, tiled floor, plumbing for washing machine and dishwasher, windows to rear and side aspect, door to:

INNER HALLWAY

Access to loft space, door to:



BEDROOM ONE

14' 10" x 11' 6" (4.52m x 3.51m) Tiled floor, radiator, sliding patio doors to rear aspect, door to:

ENSUITE SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, double shower cubical, single glazed window rear aspect, heated towel rail, tiled floor.

BEDROOM TWO

11' 10" x 8' 3" (3.61m x 2.51m) Window to side aspect and double doors to rear, radiator, tiled floor radiator, door to:

ENSUITE BATHROOM

8' 3" x 8' (2.51m x 2.44m) Suite comprising of low flush WC, panel bath, pedestal wash hand basin, splash tiling, airing cupboard housing hot water cylinder, window to rear aspect, tiled floor.

BEDROOM THREE

8' 6" x 8' 5" (2.59m x 2.57m) Window to rear aspect, laminate flooring, radiator.





FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, freestanding bath with mixer taps and shower over, single glazed window to rear aspect.

ANNEX

Entrance to the property is made via a fully glazed door to side aspect to entrance hall, window to front aspect, tiled floor, door to:

LOUNGE

14' x 11' 8" (4.27m x 3.56m) Being well lit by windows and fully glazed double doors to rear aspect, under floor heating, door to:



KITCHEN

11' 6" x 6' 10" (3.51m x 2.08m) 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, gas hob (bottled gas) and electric oven, tiled floor, splash tiling, cupboard housing oil fired boiler, plumbing for washing machine, window to rear aspect.

BEDROOM

11' 10" x 8' 10" (3.61m x 2.69m) Windows to front and side aspect, fitted range of wardrobes and matching base units, under floor heating.



SHOWER ROOM

6' x 6' 6" (1.83m x 1.98m) Stylish white suite with wall mounted wash hand basin, low flush WC, shower cubical, fully tiled walls, tiled floor with under floor heating, electric towel rail, window to rear aspect.





OUTSIDE

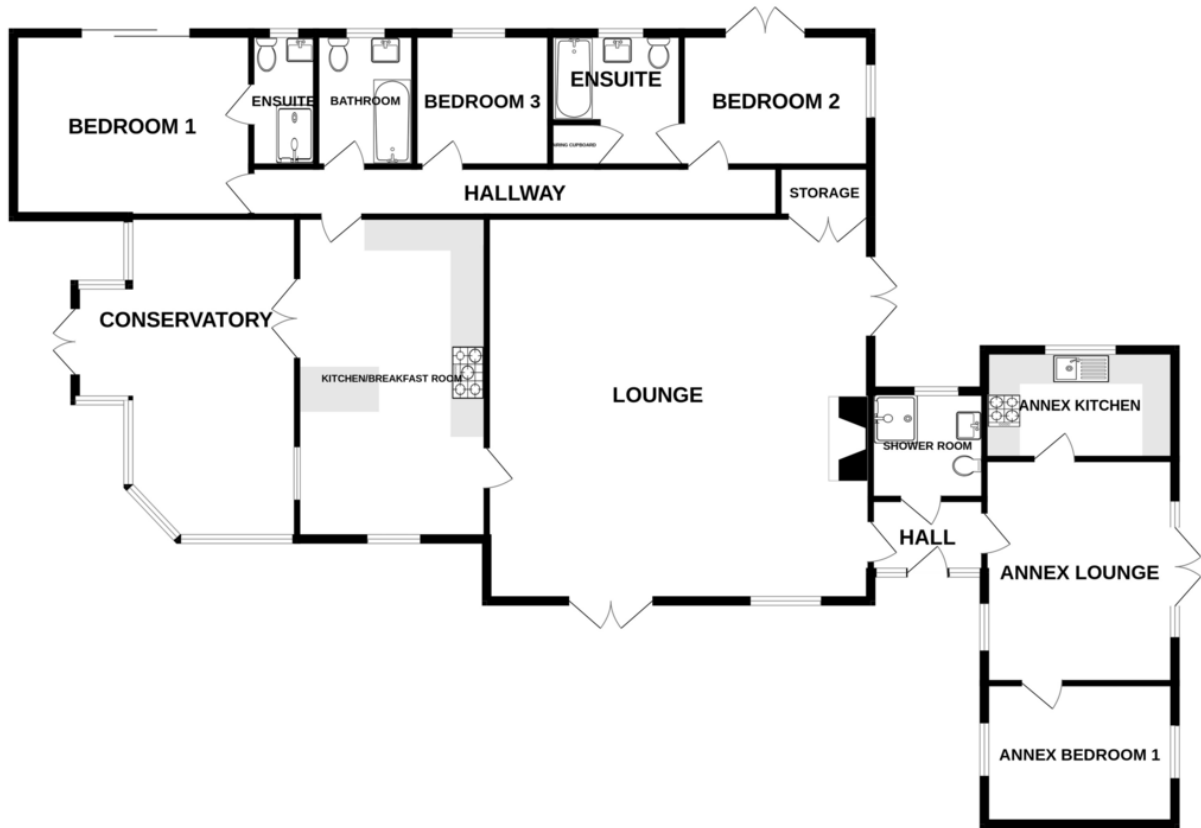
Driveway to the side of the property with access via a five bar gate offering ample parking and turning space leading to a garage with double doors measuring 18ft. x 14ft. with power and light connected. Adjoining stable measuring 15ft x 11'5ft with power and light connected.

GARDENS

The property is set on a plot of approx. 0.85 of an acre extending to the front, rear and side of the property being laid to lawn with fruit trees being enclosed by fencing and hedges with far reaching farmland views. The vendors have advised us the drainage system is via a septic tank.



GROUND FLOOR
2083 sq.ft. (193.5 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.
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,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 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 are 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