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DAVID MARTIN
GROUP

High Road
Layer-de-la-haye, CO2 0EB

£500,000
EPC Rating 'E'

- Detached Four Bedroom Bungalow
- Set On a Plot of Approx 1/4 of an Acre
- Various Outbuildings
- Lounge & Separate Dining Room





Property Description

David Martin Estate Agents are delighted to present this spacious four-bedroom detached bungalow, set on a generous quarter-acre plot in the highly sought-after village of Layer-de-la-Haye. The property features a welcoming entrance hall, a lounge, a separate dining room, and a kitchen. With four bedrooms, a family bathroom, and a versatile workroom, this home is ideal for growing families or those seeking extra space. Externally, the bungalow benefits from a spacious driveway providing ample off-road parking, a generous rear garden with open aspect to the rear, and an additional garden area with outbuildings-perfect for storage or potential development. Layer-de-la-Haye offers a fantastic village lifestyle with a highly regarded primary school, charming pubs, and excellent access to Colchester's wide range of shops, schools, and local amenities. Viewing is highly recommended to fully appreciate the setting and space this wonderful home offers.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, door to:

LOUNGE

14' x 13' (4.27m x 3.96m) Window to side aspect, two radiators, the room features a open fireplace, door to:

KITCHEN

10' x 8' 10" (3.05m x 2.69m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, window to rear aspect, splash tiling, gas fired boiler, tiled floor, plumbing for washing machine, door to:

DINING ROOM

17' 4" x 7' (5.28m x 2.13m) Being well lit by half glazed double doors to front, window to side and part glazed door to side aspect, radiator, door to workroom.



BEDROOM ONE

13' x 10' (3.96m x 3.05m) Window to side aspect, radiator.

BEDROOM TWO

10' x 11' 10" (3.05m x 3.61m) Bay window to front aspect, radiator.



BEDROOM THREE

10' 8" x 9' 10" (3.25m x 3m) Being well lit by bay window to front aspect, radiator, fitted wardrobe, feature open fireplace.

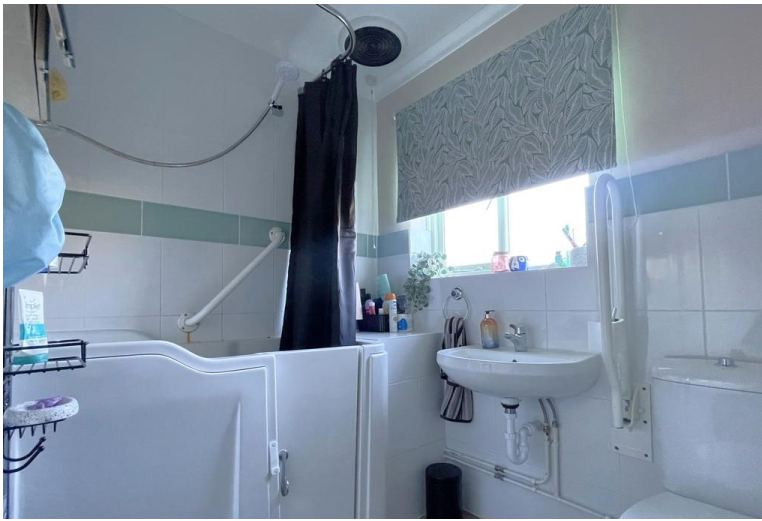
BEDROOM FOUR

9' x 7' (2.74m x 2.13m) Window to rear aspect

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Suite comprising of walk-in bath with shower over, low flush WC, pedestal wash hand basin, splash tiling, window to rear aspect.





OUTSIDE

To the front the property there is a driveway providing parking enclosed by hedge, driveway to side leading to rear garden.

REAR GARDEN

Being enclosed by fencing with paved patio to the rear of the property, the garden is laid to lawn, further enclosed garden laid to lawn enclosed by fencing with workshop and outbuilding to the bottom of the garden.

AGENTS NOTE

Viewing is highly recommended to appreciate the setting and potential from which the property benefits.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 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 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