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DAVID MARTIN
GROUP

Smythes Green
Layer Marney, Colchester, CO5 9XS

Guide Price £500,000 - £525,000
EPC Rating 'TBC'

- Detached Four Bedroom House
- Sought After Village Location
- Air Source Heat Pump & Solar Panels
- Character Features





Property Description

David Martin Estate Agents are pleased to present this four-bedroom detached family home, nestled in the highly desirable village of Layer Marney. The property is set in an area renowned for its historical Tudor tower, offering both a tranquil rural setting and easy access to Tiptree and Colchester, which are home to a wide range of shops, schools, and local amenities. Upon entering, you are welcomed into an entrance hall leading to a lounge with a log burner. The generously sized kitchen/breakfast room is ideal for family meals and entertaining, while the adjacent conservatory provides additional versatile living space. A convenient ground floor cloakroom completes this level. Upstairs, the principal bedroom offers an en-suite shower room and a separate dressing room. Bedroom two also benefits from an en-suite shower room. On the second floor, two further bedrooms and a family bathroom provide ample accommodation for the whole family.





Externally, the property offers off-road parking and a workshop that presents an excellent opportunity for a home office or hobby space. The external utility room adds practicality, and the gardens to both the rear and side of the property provide a wonderful space for outdoor relaxation or gardening enthusiasts. The property has been thoughtfully upgraded with an air source heat pump and solar panels, enhancing its energy efficiency and reducing utility costs. With its combination of character, space, and modern amenities, this property offers a truly unique living experience.

ENTRANCE HALL

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

LOUNGE

19' x 13' (5.79m x 3.96m) A spacious and bright living room being well lit by window to front aspect, and fully glazed double doors connecting to conservatory, the room features a open fireplace with log burner inset, door to lobby:

CONSERVATORY

12' 6" x 9' 6" (3.81m x 2.9m) Windows to rear and side aspect and fully glazed double doors to side.

LOBBY

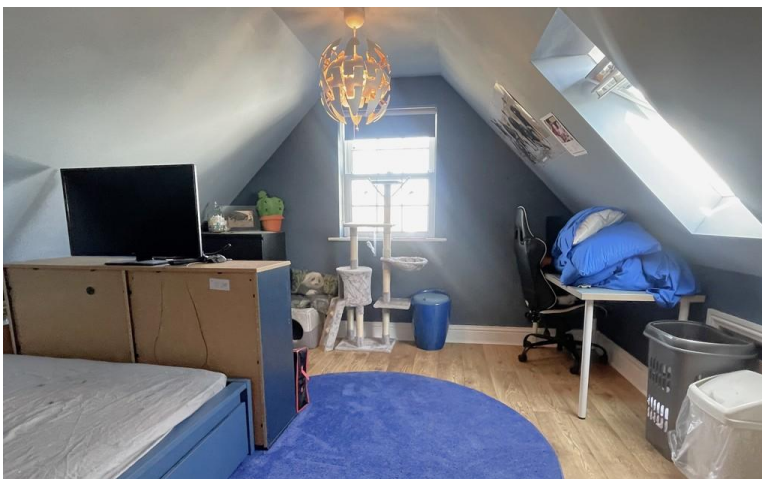
Half glazed door to rear aspect, stairs rising to first floor landing.

KITCHEN/BREAKFAST ROOM

19' x 10' (5.79m x 3.05m) Being comprehensively fitted with a stylish range of units comprising of a ceramic twin bowl sink unit with mixer taps inset to worksurface with cupboards under, adjacent worksurface with appliance storage and drawers and cupboards under. Space for range style cooker, plumbing for dishwasher, splash tiling, island with drawers and cupboards under. The room is well lit by windows to front, rear and side aspect.

CLOAKROOM

Low flush WC, wall mounted wash hand basin.





LANDING

Stairs rising to second floor landing, door to:

BEDROOM ONE

13' x 10' (3.96m x 3.05m) Windows to rear and side aspect, storage cupboard, radiator, door to:

ENSUITE SHOWER

Stylish white suite comprising of high flush WC, pedestal wash hand basin, shower cubical, splash tiling, window to rear aspect, door to:

DRESSING ROOM

Fitted range of wardrobes.



BEDROOM TWO

13' x 9' 10" (3.96m x 3m) Window to front aspect, airing cupboard, radiator, door to:

ENSUITE SHOWER

White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, splash tiling, window to rear aspect.

SECOND FLOOR LANDING

Window to rear aspect, door to:

BEDROOM THREE

13' 2" x 12' 3" (4.01m x 3.73m) Sloping Ceiling, Window to side aspect, sky light window to rear aspect, radiator.

BEDROOM FOUR

9' 5" x 7' (2.87m x 2.13m) Window to side aspect, radiator, door to:

BATHROOM

White suite comprising of low flush WC, wall mounted wash hand basin, panel bath, splash tiling, window to side aspect.





OUTSIDE

To the side of the property there is a block paved driveway providing parking for a number of vehicles, front garden enclosed by fencing with raised flower beds, side access to rear garden.

REAR GARDEN

Enclosed paved garden to the rear of the property with access to workroom with power and light connect offering excellent potential for a home office, utility room with plumbing for washing machine, garden to side being laid to lawn with flower beds and shrubs.

AGENTS NOTE

The heating is supplied via a air source heat pump, the property benefits from solar panels and has its own water treatment plant, green house and wooden storage shed which we understand from the vendor are to remain. Viewing is advised to appreciate the setting, character and space the property offers.



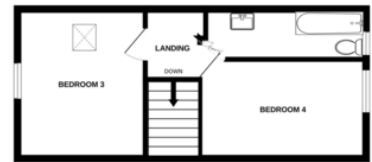
GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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, 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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