



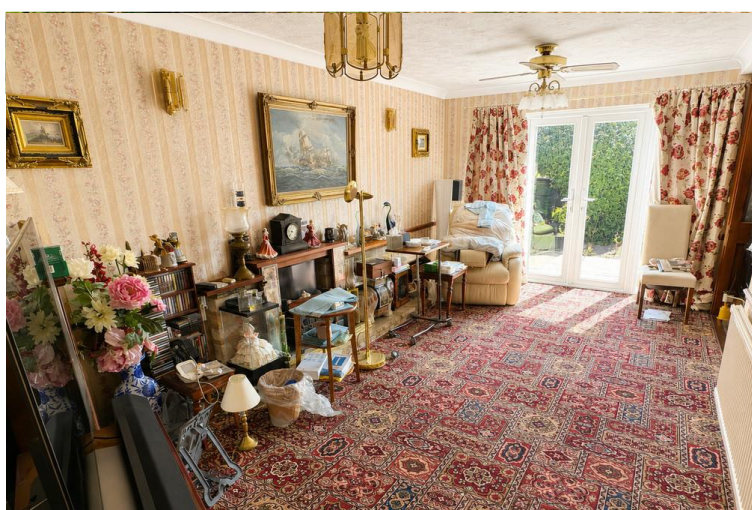
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DAVID MARTIN
GROUP

Greate House Farm Road
Layer-de-la-haye, Colchester, CO2 0LP

£400,000
EPC Rating 'TBC'

- NO CHAIN
- OFF ROAD PARKING & GARAGE
- FOUR BEDROOM DETACHED HOME
- LOTS OF POTENTIAL TO IMPROVE





Property Description

Located on the popular Greate House Farm Road, this substantial four-bedroom detached property offers a superb opportunity for purchasers wishing to update and personalise a home to suit their own tastes and lifestyle. The ground floor features an inviting porch opening into a central hallway, a convenient shower room, a kitchen, a separate dining area, and a spacious living room with French doors that provide direct access to the rear garden. Upstairs, there are four comfortable bedrooms, all of good proportions, together with a family bathroom serving the first-floor accommodation.

Outside, the rear garden provides a generous outdoor space ideal for relaxing, entertaining, or family activities. To the front of the property, a large driveway offers ample off-road parking and leads to the integral garage.

With its generous layout, excellent location, and clear potential for enhancement, this property represents an exciting prospect for anyone looking to create a long-term family home.



ENTRANCE HALL

SHOWER ROOM

KITCHEN

7' 6" x 13' 5" (2.29m x 4.09m)

DINING ROOM

11' 3" x 11' 5" (3.43m x 3.48m)

LIVING ROOM

10' 11" x 18' 4" (3.33m x 5.59m)

UPSTAIRS

BEDROOM ONE

11' x 11' 2" (3.35m x 3.4m)

BEDROOM TWO

10' 5" x 11' 1" (3.18m x 3.38m)

BEDROOM THREE

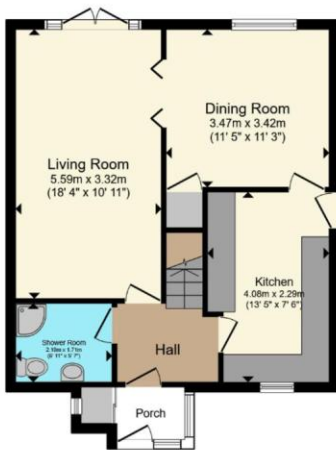
8' 3" x 10' 10" (2.51m x 3.3m)

BEDROOM FOUR

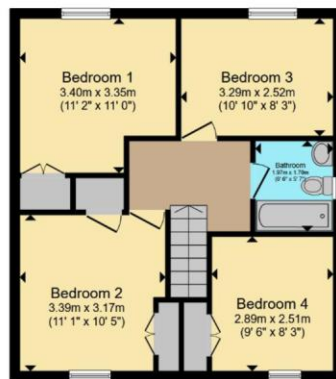
8' 3" x 9' 6" (2.51m x 2.9m)

BATHROOM





Ground Floor



First Floor

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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