



Poplar Cottages, Layer Marney, Colchester, CO5 9XS

welcome to

Poplar Cottages, Layer Marney, Colchester

This attractive three storey detached house is situated in the popular Layer Marney, which is surrounded by rolling countryside. Amenities and schools can be found in neighbouring areas such as Tiptree or Colchester itself. The village offers a serene setting with lovely walks.



Early viewing is strongly advised of this beautiful detached house situated in a village position and offering plenty of character and charm.

Ground floor accommodation comprises entrance porch, cloakroom, 19 ft kitchen/diner, 19 ft living room and conservatory with doors onto the garden.

The first floor offers two large double bedrooms both with en suite shower rooms. The top floor offers two further bedrooms. one with en suite bathroom.

Externally there is an enclosed rear garden, an outbuilding/office and driveway providing off road parking for several cars.

The property is further enhanced by having solar panels.

Entrance Door To:

Entrance Hall

With doors to Cloakroom & Living Room:

Cloakroom

Low level w.c., wash hand basin, radiator, wood flooring, underfloor heating.

Living Room

19' 1" max x 13' 1" max (5.82m max x 3.99m max)
Upvc double glazed sash window to front, upvc double glazed doors to Conservatory, feature brick fireplace with inset log burner. wooden mantle and hearth, wooden flooring, underfloor heating.

Conservatory

12' 5" x 7' 6" (3.78m x 2.29m)
Upvc double glazed with doors to side giving access to garden, tiled floor with underfloor heating.

Lobby

With external door and door to:

Kitchen / Diner

19' 2" x 9' 9" (5.84m x 2.97m)
Country style kitchen with range of matching base and eye level units, wooden work surfaces, two sinks with drainer, space for range style cooker with tiled splashback and extractor hood over, space for appliances, upvc double glazed sash windows to front, rear and side, kitchen island, wooden flooring.

First Floor Accommodation

Landing

With stairs to second floor and doors to:

Bedroom One

13' 1" x 9' 10" to cupboard (3.99m x 3.00m to cupboard)
Wooden flooring, underfloor heating, upvc double glazed sash window to front, built-in storage cupboard, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, tiled floor, part tiled walls, heated towel rail, upvc double glazed sash window to rear, access to walk-in wardrobe/dressing area.

Bedroom Two

13' x 9' 8" to cupboard (3.96m x 2.95m to cupboard)
Upvc double glazed sash window to front, wooden flooring, underfloor heating, built-in airing cupboard, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, tiled floor, part tiled walls, heated towel rail, upvc double glazed sash window to rear.

Second Floor Accommodation

Landing

With doors to:

Bedroom Three

13' 2" x 13' 2" (4.01m x 4.01m)
Upvc double glazed sash window to side, radiator, wooden flooring, skylight window, sloping ceiling.

Bedroom Four

9' 7" x 6' 9" max (2.92m x 2.06m max)
Upvc double glazed sash window to side, wooden flooring, radiator, sloping ceiling, door to:

En Suite Bathroom

Panel enclosed bath, low level w.c., wash hand basin, radiator, tiled walls, sloping ceiling, upvc double glazed sash window to side.

Outside

The garden is low maintenance comprising of patio and shingle sections with flower bed borders, all enclosed by panel fencing. The property benefits from a greenhouse and outbuilding measuring 11' 8 x 10' 3 with wood effect flooring, upvc double glazed window and electric heating.

There is a Garage which has been partly converted into a Utility Area.



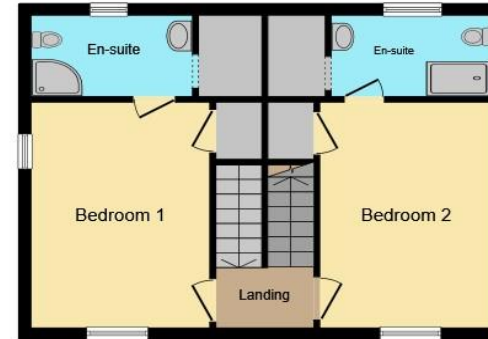
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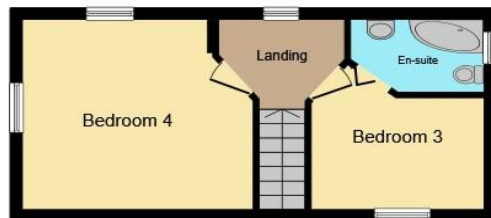




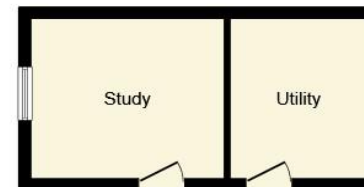
Ground Floor



First Floor



Second Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Poplar Cottages, Layer Marney, Colchester

- Attractive Detached House
- Spacious Kitchen/Diner & Lounge
- Conservatory
- Four Bedrooms
- Cloakroom & 3 En Suites
- Enclosed Garden & Office/Outbuilding
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120812 - 0003

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