



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£325,000



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91 Layer Road Colchester CO2 7JY

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE £350,000 - £375,000 ***

Jackson & Co are delighted to present this perfect family home close to everything you could need. This three-bedroom semi-detached on the popular Layer Road in the West of Colchester. This home is walking distance to Shrub End playing field and in catchment for outstanding primary and secondary schools.

As you first walk into the property are greeted by a large entrance hall with under stairs storage. Running the whole right side of the downstairs you have a lounge/diner with bay window to the front and French doors to the rear leading to decking. This space is perfect for al-fresco dining and entertaining guests all year round.

The kitchen is accessed via the entrance hall and features modern fitted units and space for all appliances. Door to rear garden off the back of the kitchen. Upstairs you have two good size double bedrooms, one benefiting from two fitted wardrobes. The family bathroom is situated on the first floor and is modern and fully tiled with bath and shower over. To the front you have ample parking and a shared drive leading to single garage. Boasting a 70ft rear garden made up of decking, patio and lawn. What a perfect space for entertaining and relaxing.

ENTRANCE HALL

Door to kitchen and lounge/diner with stairs to first floor.

LOUNGE

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed bay window to front joining onto dining room.

DINER

12' 5" x 10' 9" (3.78m x 3.28m)

French doors leading to decking and patio.

KITCHEN

15' 3" x 7' 5" (4.65m x 2.26m)

Modern fitted kitchen including space for oven with gas ring hob, full size dishwasher, washing machine and tall standing American style fridge freezer. This space also features tiled flooring, dual aspect windows and door to garden.

PRINCIPLE BEDROOM

12' 4" x 11' 8" (3.76m x 3.56m)

Double glazed window to front.

BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m)

Double glazed window to garden benefiting from two built in wardrobes.

BEDROOM THREE

8' 8" x 7' 4" (2.64m x 2.24m)

Double glazed window to garden.

FAMILY BATHROOM

Modern three piece bathroom suite featuring a



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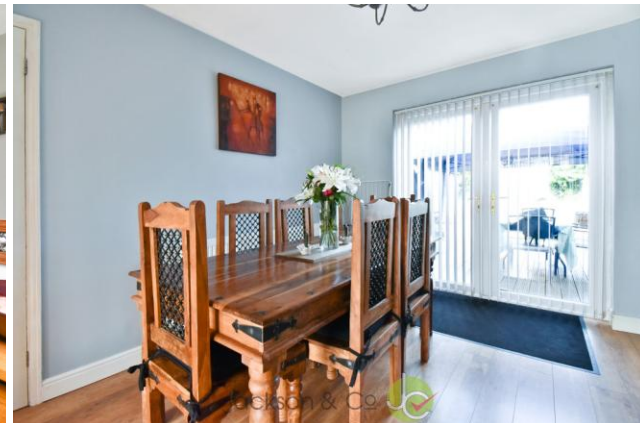




P shaped bath with up and over shower including a glass shower screen. Also benefiting from dual aspect windows a chrome heated towel rail and fully tiled walls and flooring.

OUTSIDE

Driveway to front with potential to be extended, shared drive leading to single garage at rear. The property features a pretty front garden which is laid to lawn with mature shrubs. The garden is approximately 70ft in length and is separated by a low level fence between lawn and large patio. The rear garden also benefits from decking off the French doors.



FLOORPLAN

Layer Road

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

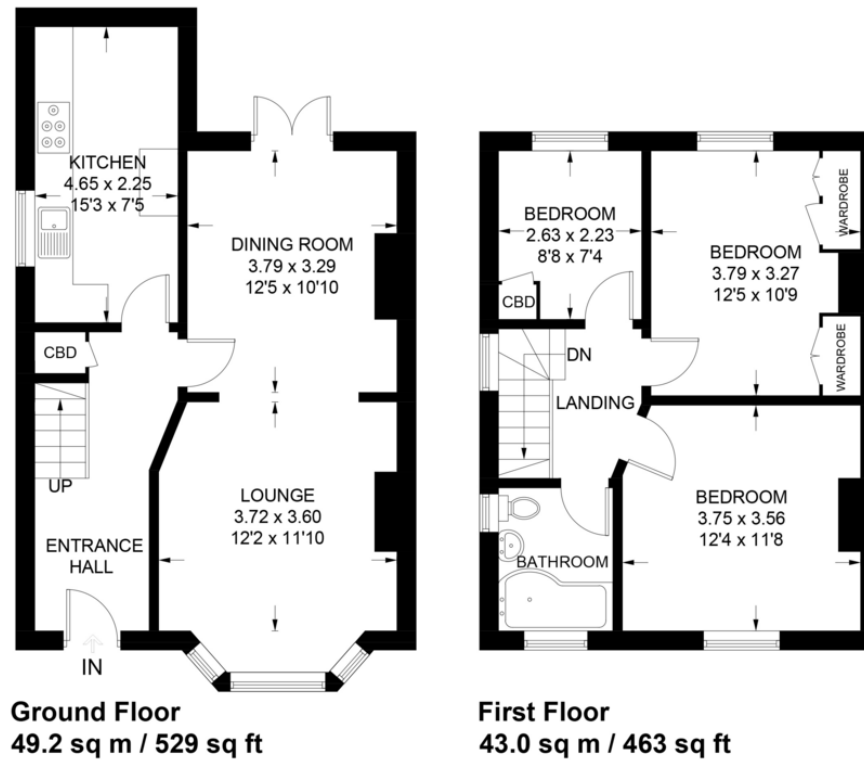


Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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