



Layer Road, COLCHESTER, CO2 7JH

welcome to

Layer Road, COLCHESTER

This beautifully presented and spacious detached family home is situated on the south side of Colchester, offering excellent access to local shops, amenities and schools. The property is also located around 1 mile from the city centre and 1.3 miles from the train station.



Viewing is advised of this stunning family home offering spacious and beautifully presented accommodation throughout, perfect for the growing family.

As well as the internal accommodation, external features include a landscaped rear garden, two workshops/outbuildings, off street parking for 3 to 4 cars, and a garage.

Entrance Door To:

Entrance Porch

With door to:

Hallway

Stairs to first floor, laminate wood flooring, doors to:

Cloakroom

Low level w.c., wash hand basin, chrome heated towel rail, understairs cupboard.

Lounge

Double glazed box bay window to front, radiator, wood flooring, opening to:

Kitchen / Dining Room

Comprehensive range of modern matching base and eye level units, wooden work surfaces, inset butler sink unit, tiled splashbacks, kitchen island with drawers, space for range style cooker with extractor over, space for large fridge/freezer, integrated dishwasher, wooden flooring, two radiators, upvc double glazed window and door to side, upvc double glazed window and doors to rear garden.

First Floor Accommodation

Landing

Storage cupboard, doors to:

Bedroom One

Upvc double glazed window to front, radiator, carpet, door to:

En Suite

Upvc double glazed window to front, modern suite comprising shower cubicle, w.c. and wash hand basin set into vanity unit, heated towel rail, obscure upvc double glazed window to front.

Bedroom Two

Upvc double glazed window to side, radiator, carpet.

Bedroom Three

Upvc double glazed French doors to rear to Juliet balcony, carpet, radiator.

Bedroom Four

Upvc double glazed French doors to rear to Juliet balcony, carpet, radiator.

Bathroom

Modern four piece suite comprising double shower cubicle, corner bath tub, low level w.c. and his-and-hers twin wash basins set into vanity unit, radiator, upvc double glazed window to side, laminate wood flooring.

Outside

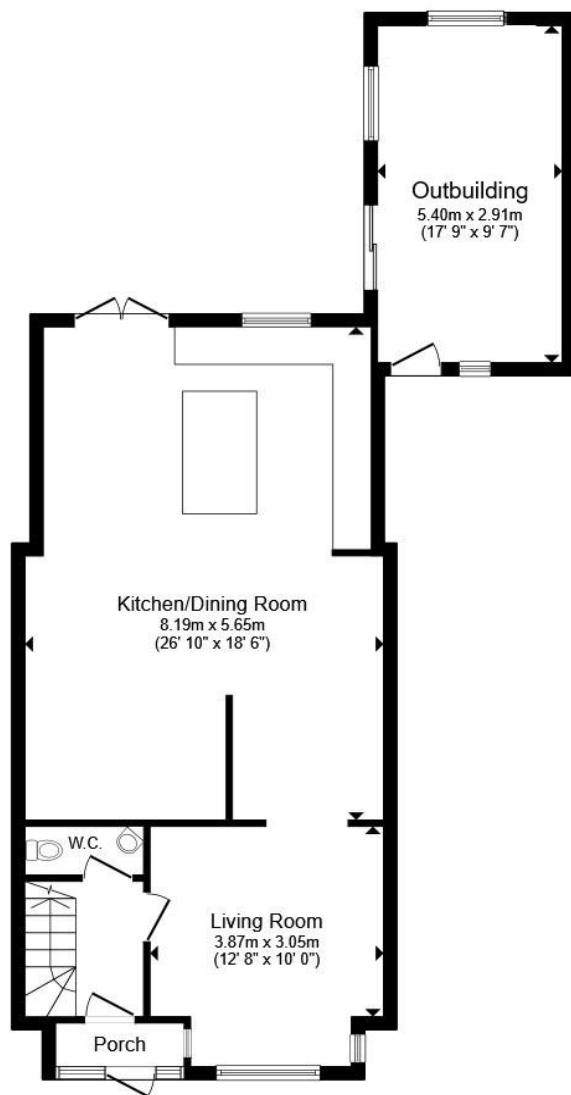
Driveway to front and side providing off street parking for 3 to 4 cars.

The rear garden commences with large patio area, the remainder being laid to lawn with mature shrubs, fruit trees, flowers, feature pond, large double garage/workshop accessed via private road with electric shutter and further 14 ft x 10 ft office/workshop with separate access from driveway, power and water connected.

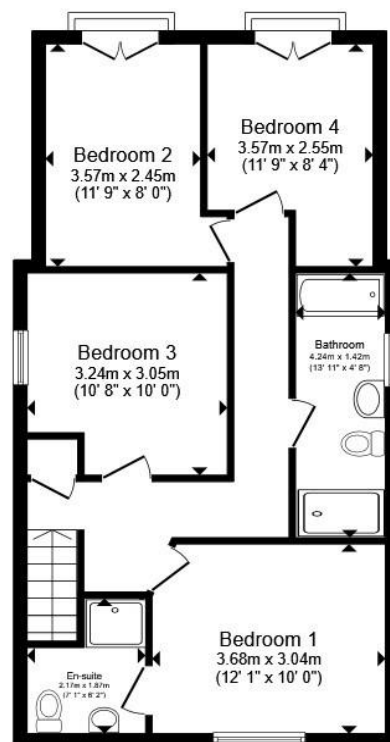


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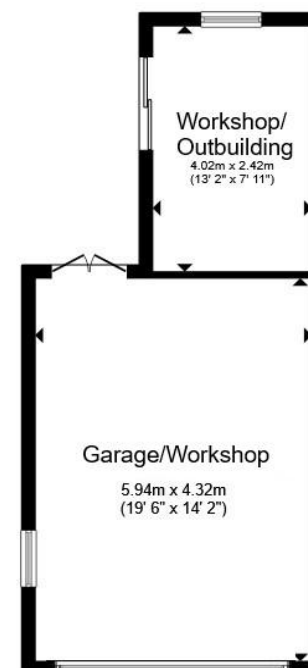




Ground Floor



First Floor



Outbuilding

Total floor area 176.0 m² (1,895 sq.ft.) approx

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.propertybox.io

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welcome to

Layer Road, COLCHESTER

- Well Presented Detached Family Home
- Spacious Living Accommodation
- Four Good Size Bedrooms
- Cloakroom, En Suite & Bathroom
- Ample Parking
- Enclosed Rear Garden
- Two Outbuildings/Workshops

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121638 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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