



## 139 High Road, Layer-de-la-Haye, Colchester, Essex. CO2 0EB.

**\*\*Guide Price £650,000 - £675,000\*\*** Michaels Property Consultants are very pleased to present to the open market this excellent three bedroom detached bungalow, commanding a favourable position within the very popular South-West village of Colchester, Layer-De-La-Haye. Sitting on a 1/4 of an acre plot, boasting mature frontage and an impressive rear garden, this bungalow is surrounded by an abundance of outdoor space, Highlights include; a warm & inviting reception hall, three large double bedrooms, luxury four-piece tiled family bathroom, kitchen/family/dining room with a contemporary log burner, well-proportioned reception room with bi-folding doors, separate cloakroom and garage.



- An Elegant Three Bedroom Detached Bungalow
- Layer-De-La-Haye Village Location
- 0.24 Acre Plot
- West Facing Rear Garden & Outbuilding/Utility Area
- Principal Bedroom With Dressing Area
- Three Double Bedrooms
- Luxury Four Piece Family Bathroom
- Focal Kitchen/Dining/Family Room With High Specification Appliances
- Well-Proportioned Living Room With Bi-Folding Doors To Rear Garden
- A Wealth Of Off Road Parking & Added Benefit Of A Garage

# Property Details.

## Ground Floor

### Entrance Hall

### Master Bedroom



Bedroom Space - 4.38m x 5.7m (14' 4" x 18' 8") Window to rear and side aspect, radiator

Dressing Area - 2.03m x 1.76m (6' 8" x 5' 9") Inset wardrobes, radiator

### Bedroom Two



4.87m x 3.06m (16' 0" x 10' 0") Window to side aspect, radiator, inset wardrobes

### Bedroom Three



2.83m x 3.83m (9' 3" x 12' 7") Window to side aspect, radiator, inset wardrobe

### Family Bathroom



Luxury four piece family bathroom comprising of; window to side aspect, tiled flooring with under floor heating, vanity wash hand basin, W.C., shower cubicle, platform with freestanding bathtub with shower hose attachment, inset spotlights, tiled walls, chrome wall mounted towel rail

### Cloakroom

W.C., feature wall panelling, extractor fan, tiled floor

# Property Details.

## Kitchen/Dining/Family Room



6.77m x 5.21m (22' 3" x 17' 1") (Max)

Kitchen Area - 5.23m x 3.05m (17' 2" x 10' 0") - Window to side aspect with fitted shutters, A range of base and eye level high gloss, shaker style fitted units with granite work surfaces over, inset sink, 1/2 sink and drainer with chrome mixer tap over, glazed door to rear aspect (leading to rear garden), inset four ring Neff induction hob, inset Neff oven and microwave oven, inset fridge, larder cupboard, drawers, concealed Baxi boiler, radiator, inset spotlights, opening to:

Family/Dining Room- 5.37m x 3.5m (17' 7" x 11' 6") - Window to front aspect with shutters, tiled floor, radiator, inset spotlights, communication points, contemporary log burner with granite stand, breakfast bar

## Reception Room



4.51m x 4.08m (14' 10" x 13' 5") Bi-folding doors to rear aspect (leading to rear garden), radiator, window to side aspect, communication points

## Outside, Garden, Outbuilding/Utility & Garage



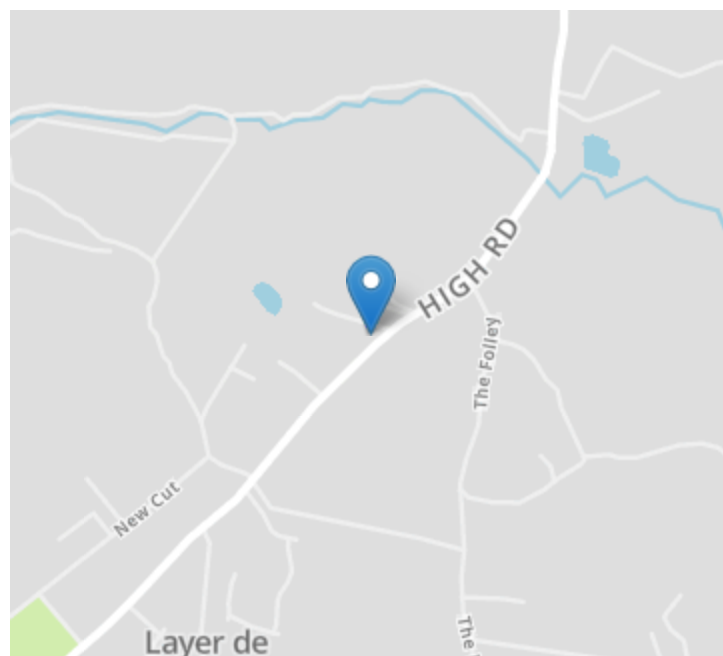
As previously mentioned, this bungalow benefits from a stunning West facing rear garden, commencing with an expansive raised patio area that offers the ideal place for al-fresco dining and outdoor seating furniture. A central section is predominately laid to lawn, whilst the rear of the garden benefits from an enclosed vegetable patch and an additional section to the rear provides the ideal place for secluded storage. An outbuilding is cleverly used as a utility area and additional storage. To the front, a wealth of off-road parking can be found on a private gated driveway, as well as the added luxury of a garage.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.