



- Situated In The Picturesque Village Of Layer-De-La-Haye
- Driveway Providing Off Road Parking & Garage
- Close To Village Amenities & Village Pubs
- Early Viewings Advised!
- Three Generous Bedrooms
- Well Presented Throughout
- Three Reception Rooms
- Cul De Sac Location

9 Martin End, Layer-de-la-Haye, Colchester, Essex. CO2 0JD.

** Guide Price £375,000 - £400,000 ** A charming three bedroom semi-detached family home nestled in the picturesque village of Layer de la Haye, just south of Colchester. This extended residence offers a comfortable and convenient lifestyle, combining spacious interiors with easy access to local amenities and the tranquil surroundings of village life, all within close proximity.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, wood effect flooring, stairs to first floor, door leading to:

Dining Room



UPVC window to side aspect, wood effect flooring, storage cupboard integral door into garage, open archway into:

Kitchen



9' 8" x 8' 8" (2.95m x 2.64m) Range of eye level units, cupboards and work surfaces, tiled flooring, UPVC window to front aspect, integrated fridge/freezer, inset double oven with further space for appliances, tiled splash back.

Living Room/Dining Area



18' 5" x 13' 0" (5.61m x 3.96m) UPVC single door and sliding doors to conservatory, wood effect flooring, radiator.

Conservatory



16' 8" x 8' 3" (5.08m x 2.51m) UPVC French doors to garden aspect, radiator.

First Floor

Landing

Access to loft hatch, door to:

Property Details.

Bedroom One



16' 3" x 8' 3" (4.95m x 2.51m) UPVC window to front aspect, built in wardrobes and single storage cupboard, radiator.

Bedroom Two



10' 3" x 9' 8" (3.12m x 2.95m) UPVC window to rear aspect, radiator.

Bedroom Three



9' 6" x 8' 7" (2.90m x 2.62m) UPVC window to rear aspect, radiator.

Bathroom



6' 3" x 5' 5" (1.91m x 1.65m) Low level W.C, panelled bath with shower over, obscured window to side aspect, vanity wash basin with under storage.

Outside



Outside the property offers a low maintenance garden, enclosed by panel fencing and predominantly laid to lawn with a large patio area to both the front and rear of the garden, suitable for outside dining. To the front of the property offers a driveway for multiple vehicles and a single 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.