



- Driveway Providing Off Road Parking & Garage
- Situated In The Picturesque Village Of Layer-De-La-Haye
- Close To Village Amenities & Village Pubs
- Cul De Sac Location
- In Need Of Light Modernisation Throughout
- Open Plan Kitchen/Dining Area
- A Prime Example Of A Three Bedroom Semi Detached Family Home
- Ground Floor Cloakroom
- Suitable For A First Time Buyer, Small Family Or Working Professional

12 Woodfield End, Layer-de-la-Haye, Colchester, Essex. CO2 0LL.

** Guide Price £300,000 to £325,000 ** A charming three-bedroom semi-detached family home nestled in the picturesque village of Layer de la Haye, just south of Colchester. Combining spacious interiors with a serene village lifestyle, this property offers a comfortable and convenient home with easy access to local amenities and tranquil surroundings. While in need of light modernisation, it is ideal for growing families, working professionals, or first-time buyers.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, wood laminate flooring, door into:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Kitchen/Dining Area



18' 8" x 9' 8" (5.54m x 4.17m) UPVC window to front aspect, full range of base and eye level units, cupboards and work surfaces, space for appliances, tiled flooring, dining area, UPVC window to side aspect, tiled flooring, radiator, door leading into integral garage/storage area.

Living Room



18' 2" x 13' 8" (5.54m x 4.17m) UPVC window to rear aspect, sliding doors to garden, radiator.

First Floor

Landing

door leading to:

Bedroom One



9' 9" x 9' 3" (2.97m x 2.82m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Two

12' 5" x 7' 9" (3.78m x 2.36m) UPVC window to rear aspect, radiator.

Bedroom Three

9' 6" x 8' 0" (2.90m x 2.44m) UPVC window to front aspect, radiator.

Bathroom



9' 8" x 5' 2" (2.95m x 1.57m) Low level W.C, panelled bath with shower attached, shower cubicle.

Outside



Outside, the property boasts a large garden, mainly laid to lawn, bordered by panel fencing, shrubs, trees, and bushes, with a summer house included. To the front, there is a single garage and a driveway with space for multiple vehicles.

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.