



- Situated In The Picturesque Village Of Layer-De-La-Haye
- Close To Village Amenities & Village Pubs
- Cul De Sac Location
- Two Large Reception Rooms
- Well Presented Throughout
- Four Spacious Bedrooms
- Driveway Providing Off Road Parking & Garage
- Suitable For A First Time Buyer, Small Family Or Working Professional
- Open Plan Kitchen/Dining Area

13 Greate House Farm Road, Layer-de-la-Haye, Colchester, Essex. CO2 0LP.

A charming four bedroom semi-detached family home nestled in the picturesque village of Layer de la Haye, just south of Colchester. This spacious 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

Entrance Hallway

UPVC entrance door, stairs to first floor, radiator

Cloakroom

UPVC window to side, low level WC, Radiator, wash hand basin

Living Room



19' 0" x 12' 6" (5.79m x 3.81m) UPVC patio doors to conservatory, Cardin flooring, floor to ceiling style radiator

Conservatory



14' 10" x 8' 2" (4.52m x 2.49m) Brick and double glazed construction, ATECO flooring, radiator

Dining Room



19' 0" x 8' 6" (5.79m x 2.59m) UPVC window to side aspect, continuation of kitchen units with built in wine chiller, under stairs storage cupboard, radiator

Kitchen



8' 10" x 11' 3" (2.69m x 3.43m) UPVC window to front aspect, kitchen comprises of a range of dark wood style base units and draws and matching wall units, stylish Black work tops, built in over and microwave, space for dishwasher, fridge freezer and washing machine

First Floor

Landing

Loft access and storage cupboard

Property Details.

Master Bedroom



16' 2" x 9' 4" (4.93m x 2.84m) UPVC window to front, radiator

Bedroom Two



9' 4" x 9' 8" (2.84m x 2.95m) UPVC window to rear aspect, radiator

Bedroom Three

9' 4" x 9' 8" (2.84m x 2.95m) UPVC window to rear aspect, radiator

Bedroom Four

9' 4" x 8' 7" (2.84m x 2.62m) UPVC window to front, radiator

Bathroom



6' 3" x 10' 2" (1.91m x 3.10m) Comprises of a modern white suite, low level WC and wash hand basin in fitted unit, panel enclosed bath, single shower cubical, UPVC window to front aspect.

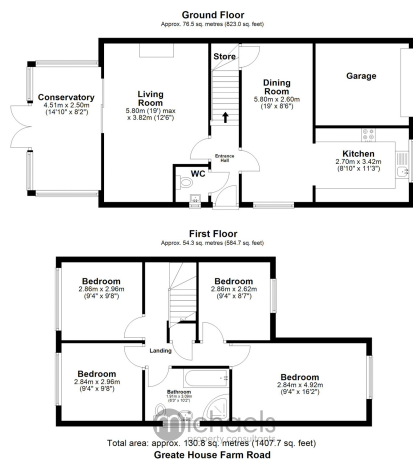
Outside, Garden & Parking



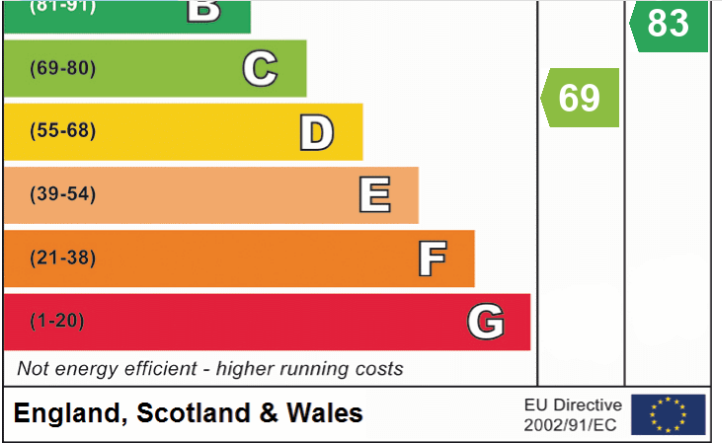
Outside, the property offers a mature enclosed garden, well maintained by the current owners. The garden offers a patio area, suitable for outside dining and a table/chairs. The remainder of the garden is laid to lawn, surrounded by shrubs and plants. There is also a small garden outhouse and shed to remain. To the front of the property provides a driveway for multiple vehicles.

Property Details.

Floorplans



Location



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.