



- \*\*Guide Price £675,000 - £700,000\*\*
- An Executive Four Bedroom Detached Family Home
- Backing On To Open Fields
- Favorable Layer-De-La-Haye Village Location
- Four Bedrooms
- First Floor Family Bathroom
- En-Suite To Master Bedroom
- Downstairs Cloakroom
- Utility Room
- Kitchen-Diner
- Well-Proportioned Reception Room

## Brambles, Abberton Road, Layer-de-la-Haye, Colchester, Essex. CO2 0JX.

**\*\*Guide Price £675,000 - £700,000\*\*** An executive four bedroom detached family home favorably positioned in the popular village of Layer-De-La-Haye, South of Colchester's historic city centre and surrounded by scenic open fields and offering idyllic village living to a very high standard. Boasting an excellent amount of both reception and bedroom accommodation throughout, this well-presented home is ideal for the modern day expanding family. Highlights include; a welcoming entrance hall, downstairs cloakroom, focal kitchen-diner, utility room, well-proportioned reception room, four bedrooms, en-suite shower room and first floor family bathroom. This home is also spoilt with a double garage and the most impressive landscaped, south facing rear garden. If all mentioned already isn't enough on its own, it also backs onto open fields and boasts mature frontage, with its plot measuring 0.14 acres from front to back. A wealth of off road parking is also available.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, oak stair case ascending to first floor, inset storage, doors and access to:

### Ground Floor Cloakroom

Window to side aspect, W.C., wash hand basin

### Reception Room



3.8m x 6m (12' 6" x 19' 8") Window to front aspect and patio doors to rear aspect (leading to rear garden), radiator, feature gas fireplace, communication points

### Kitchen-Diner



3.5m x 7m (11' 6" x 23' 0") Window to rear aspect and patio doors to rear aspect leading to rear garden

Modern kitchen comprising of; a range of base and eye level shaker style units with drawers under and work surfaces over, inset sink, drainer and tap over, space for range style oven with extractor fan over, space for further appliances, integrated dishwasher, water softener, unit with inset wine store, tiled floor, radiator, access and door to:

## Utility Room

1.5m x 2.4m (4' 11" x 7' 10") Eye level units with tiled splash back and worksurface under, space and plumbing for washing machine and tumble dryer/further appliance, inset sink, drainer and tap over, tiled floor, glazed door providing side access

## First Floor

### Landing

Window to front aspect, radiator, doors and access to:

### Master Bedroom



3.5m x 4.5m (11' 6" x 14' 9") Window to rear aspect, built in wardrobes, radiator, access to:

### En-Suite Shower Room



Window to front aspect, W.C., wash hand basin, W.C, shower cubicle, radiator

# Property Details.

## Bedroom Two



3.1m x 3.7m (10' 2" x 12' 2") Window to rear aspect, built in wardrobes, radiator

## Family Bathroom



Window to front aspect, W.C. panel bath with screen and shower attachment over, wash hand basin, radiator

## Bedroom Three



2.5m x 3.6m (8' 2" x 11' 10") Window to rear aspect, radiator

## Bedroom Four

2.5m x 2.3m (8' 2" x 7' 7") Window to front aspect, radiator

## Outside, Double Garage & Parking



This property commands an excellent plot, measuring 0.14 acres in total. With this comes the benefit of a wonderful south facing, landscaped rear garden. The rear garden commences with a raised patio area that offers itself as the ideal place for outdoor seating furniture and al-fresco dining, enjoying panoramic views of the well-manicured garden. Other highlights include; a timber pergola, an array of hedges, shrubs and plants, a large section laid to lawn, vegetable patch, outdoor tap, lighting and secure gated side access.

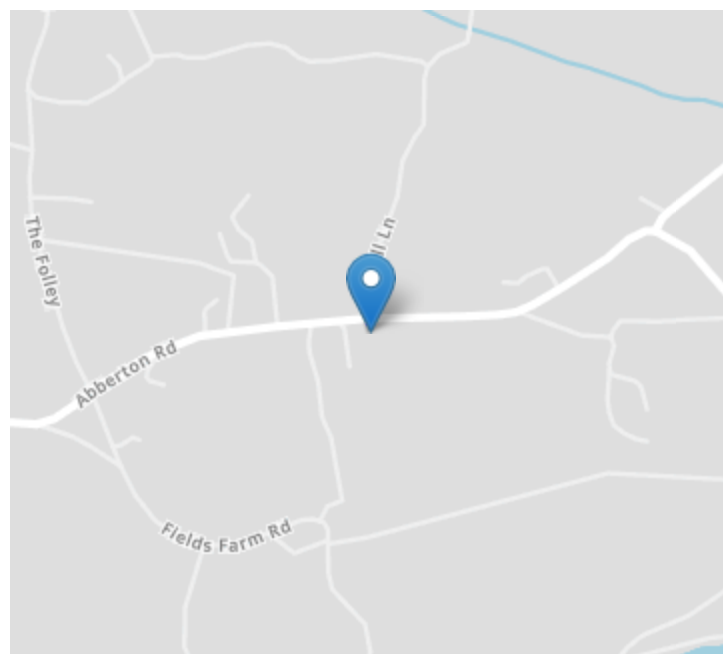
To front an expansive shingled driveway provides the suitable place to park multiple cars off road, whilst the garage is accessible via two up-and-over doors and features full power and lighting.

# 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.