



- Positioned In The Picturesque Village Of Layer-De-La-Haye
- Close To Village Amenities & Village Pubs
- Four Bedroom Detached Chalet
- Deceptively Spacious & Offering Versatile Accommodation Throughout
- Wealth Of Off Road Parking & Benefit Of Detached Double Garage
- Impressive Grounds & Mature Gardens
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- Family Bathroom & Shower Room
- Early Viewings Advised!

Leawood, Abberton Road, Layer-de-la-Haye, Colchester, Essex. CO2 0LA.

****Guide Price £625,000 - £650,000**** Residing in the picturesque village of Layer-De-La-Haye and backing on to an open paddock, this deceptively spacious bungalow occupies a fantastic plot, whilst being situated in a well-connected village which prides itself on a great sense of community. In easy access of Layer-De-La-Haye primary school, as well as a short drive back into the historic city centre, this home caters for all lifestyles. Layer-De-La-Haye also benefits from two reputable local village pubs, The Donkey & Buskins and Layer Fox, the perfect pit-stop after a scenic walk along the beautiful Abberton reservoir.



Property Details.

Ground Floor

Entrance Hall

Entrance door, radiator, under stairs storage, doors to:

Office/Bedroom Two



12' 0" x 9' 9" (3.66m x 2.97m) Window to front aspect, radiator, storage cupboard

Family Bathroom



Family bathroom suite comprising of; low level W.C, panelled bath with shower over, wash hand basin, radiator, window to side aspect, storage cupboard

Master Bedroom



10' 5" x 10' 0" (3.17m x 3.05m) Window to side aspect, radiator, inset storage cupboard, access to:

Shower Room

6' 9" x 5' 8" (2.06m x 1.73m) Low level W.C, shower cubicle, chrome heated towel rail, vanity wash hand basin, window to side aspect

Kitchen



10' 9" x 9' 8" (3.28m x 2.95m) A traditional fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset sink, drainer and taps over, tiled splash back, drawers under, space for range style cooker with extractor fan over, tiled floor, space for appliances, airing cupboard

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m) Stable door to rear aspect, radiator, space and plumbing for additional white goods

Property Details.

Living Room



21' 7" x 11' 9" (6.58m x 3.58m) Window to front aspect, feature coal fire, radiator, communication points

Dining Room



11' 5" x 9' 7" (3.48m x 2.92m) Retractable doors to rear garden, radiator, window to side aspect

First Floor

Landing

Stairs to ground floor, storage cupboard, access to:

Bedroom Three

13' 0" x 12' 9" (3.96m x 3.89m) Window to front aspect, radiator

Bedroom Four

11' 0" x 11' 2" (3.35m x 3.40m) Window to rear aspect, radiator

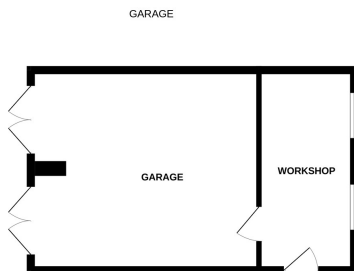
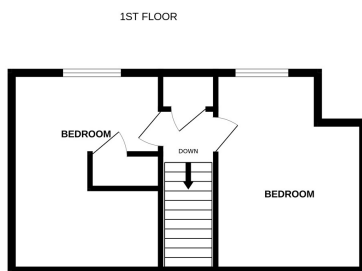
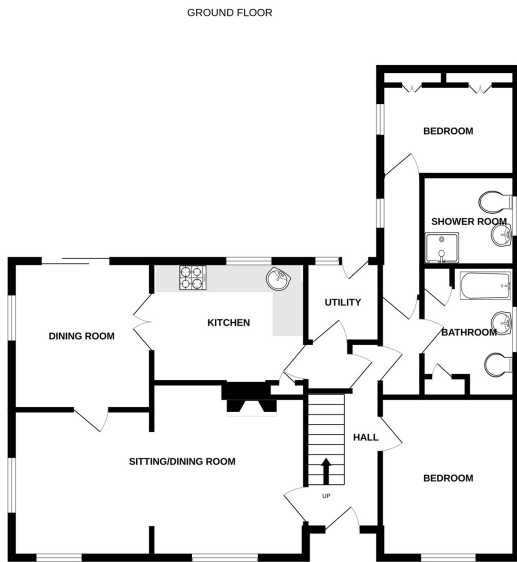
Outside, Garden & Double Garage



Outside, its owners are spoilt with a wealth of outdoor space. A mature garden that starts with a large concrete patio area, currently housing an array of potted plants and garden bench, allowing its owners to take in the panoramic views this garden has to offer. The remainder of the garden is predominately laid to lawn and features an array of shrubs, trees and plants throughout, with boundaries formed by panel fencing. Garden sheds also provide additional storage for garden essentials. This chalet is also further enhanced by a detached double garage and a wealth of off road parking.

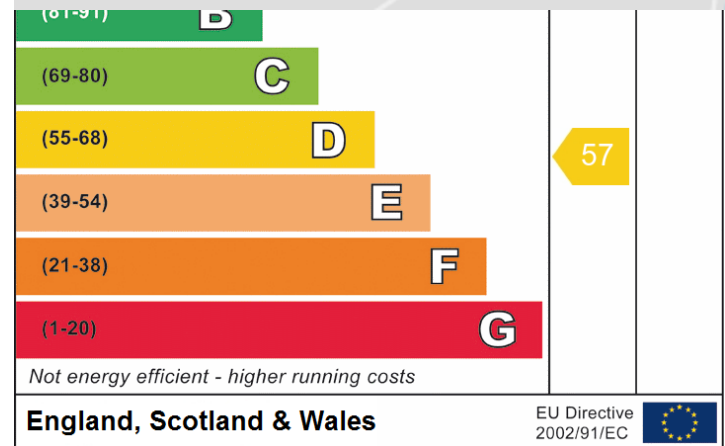
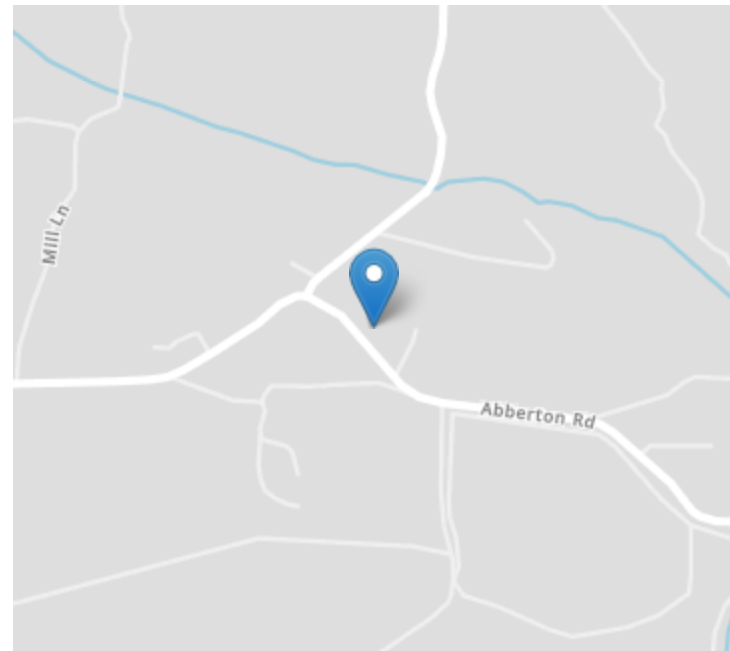
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.