

8 Greate House Farm Road, Layer-de-la-Haye, Colchester, CO2 0LP



Freehold

Guide Price

£450,000 to

£475,000

Subject to contract

Village location

4 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

Situated in this highly desirable village location to the South of Colchester, is this well presented and extended four bedroom semi-detached family home with planning permission for further extensions if required.

The property is accessed via a double glazed entrance lobby with access to the ground floor cloakroom, comprising of WC and hand basin. A further door leads into the large living room, having a double glazed window to the front and double glazed French doors and window leading onto the rear garden.

The inner lobby has stairs leading to the first floor, a further door leads into the good size kitchen, which has been fitted with a range of modern units and worksurfaces with cupboards and drawers under, built-in four ring ceramic hob with pan drawers under and extractor fan over, oven and grill, integrated fridge/freezer and dishwasher with a double glazed window to the front. A door from the kitchen leads to a good size utility room with fitted worksurfaces, a double glazed door and window to the rear garden, inset sink unit and a further double glazed door leading to the side.

On the first floor, the landing has access to the loft space which is boarded and houses the gas central heating boiler, which was installed approx. 1 to 2 years ago, there is also a double airing cupboard.

The master bedroom is located to the right of the landing forming part of an extension, being a particularly large room with double glazed windows to the front and side, featuring an en-suite shower room, comprising of shower cubicle, WC and hand basin with a double glazed window to the rear.

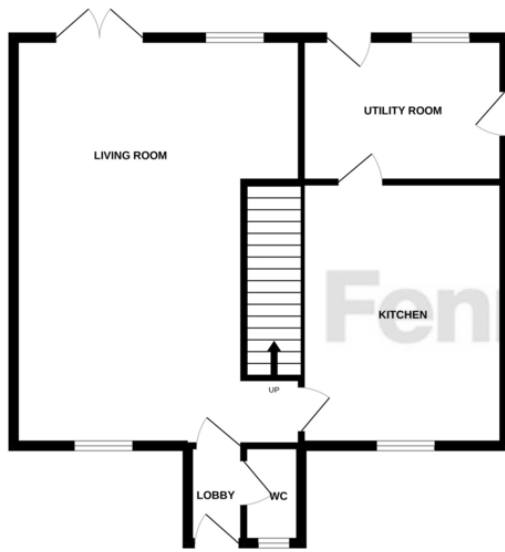
Bedroom two is located to the rear, with bedroom three to the front as well as bedroom four, again with double glazed windows.

The family bathroom is located to the rear of the property, offering a panel bath, hand basin, WC and a double glazed window to the rear.

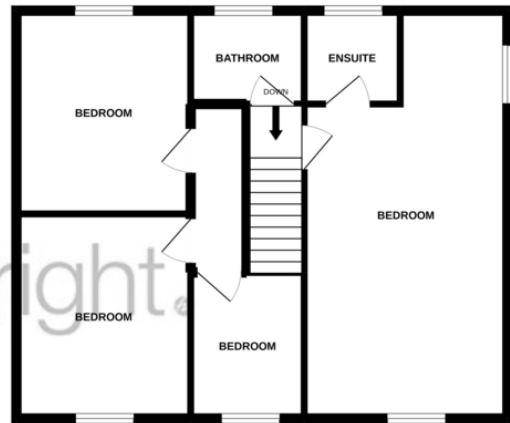


An extended and well presented four bedroom detached family home, situated in this desirable village location with planning permission for further extensions, driveway and larger than average garage.

GROUND FLOOR



1ST FLOOR



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Entrance lobby

Cloakroom

Lounge

23' 6" x 16' 5" narrowing to 13' 0" (7.16m x 5m)

Kitchen

15' 0" x 11' 7" (4.57m x 3.53m)

Utility room

11' 7" x 8' 3" (3.53m x 2.51m)

Landing

Bedroom one

23' 10" narrowing to 17' 0" x 11' 7" (7.26m x 3.53m)

Ensuite

Bedroom two

11' 7" x 9' 7" (3.53m x 2.92m)

Bedroom three

11' 9" x 8' 0" (3.58m x 2.44m)

Bedroom four

8' 4" x 6' 10" (2.54m x 2.08m)

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)



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Particulars for 8 Greate House Farm Road, Layer-de-la-haye, Colchester, CO2 0LP

Garage

15' 0" x 13' 11" (4.57m x 4.24m)

Outside

The property has an enclosed garden area to the rear, which is mainly laid to lawn and enclosed by fencing, with a paved patio area adjacent to the property. A personal door leads into the garage with up and over door and further pedestrian door to the front having power and light connected.

Location

Layer-de-la-Haye is situated to the South of Colchester town centre and offers good Primary schooling within the village, Doctors Surgery, and public house. Colchester town centre is just a short drive away, offering a varied range of shopping facilities, the A12 can also be accessed London bound toward the M25, the stations of the town also offer services to London Liverpool Street.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - PRC

Agents note

The property has planning permission for a double storey extension to the side, planning reference number is: 220483

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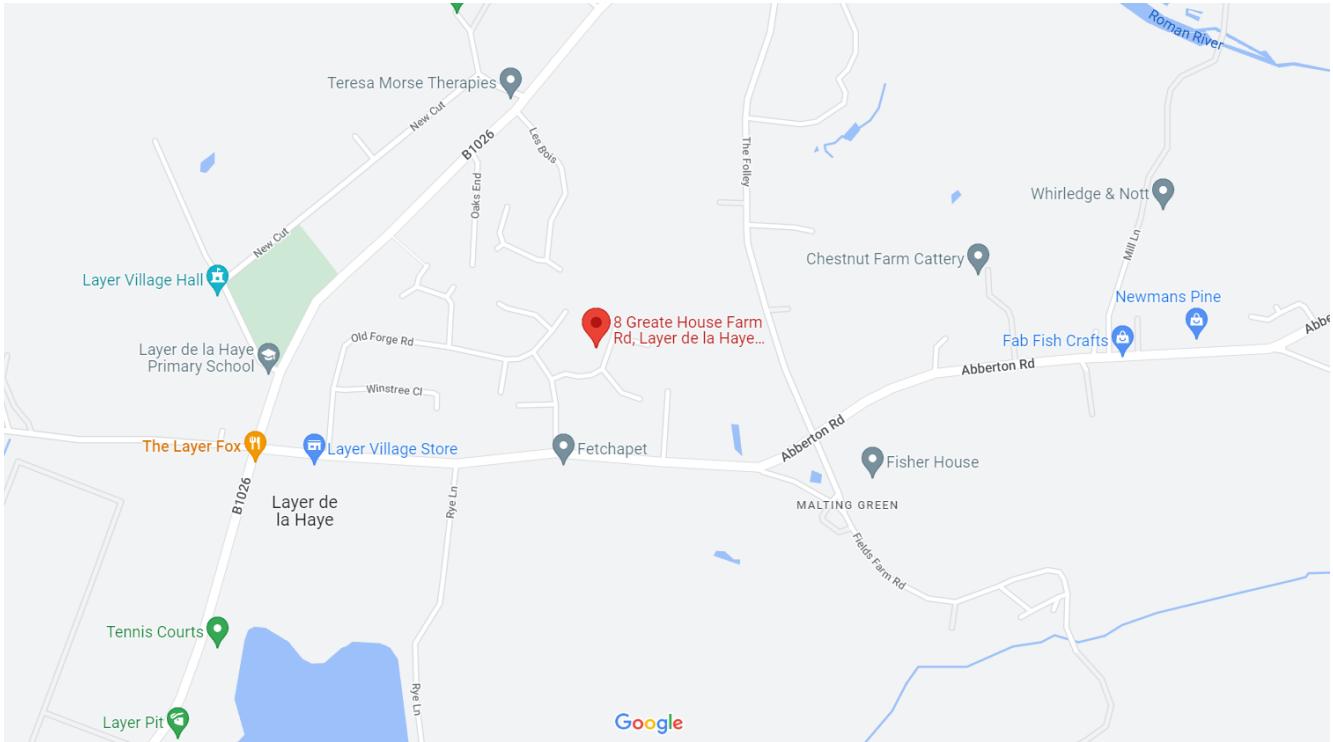
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed out of Colchester along the B1026 into the village of Layer. At the crossroad junction with the Layer Fox, turn left into Malting Green Road and then take the second left into Hawkins Road, a right into Greate House Farm Road where the property can be found further along on the right hand side by a Fenn Wright For Sale board.

To find out more or book a viewing

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