



**4 bedroom  
Detached  
House located  
in Colchester.**

**Guide Price  
£550,000 - £575,000**



**JOHN ALEXANDER**  
ESTATE AGENTS

**\*\* OPEN WEEKEND \*\***  
**SAT 13TH & SUN 14TH APRIL**  
**NO APPOINTMENT REQUIRED**

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# Layer Park

## James Ward Road

### Colchester

#### CO2 9FU

## FULL DESCRIPTION

### OVERVIEW

The Beech, Layer Park - OPEN HOUSE SAT  
13TH & 14TH SUN - NO APPOINTMENT  
REQUIRED

GUIDE PRICE £550,000 - £575,000

Layer Park, a sophisticated collection of contemporary new homes each crafted to cater to every aspect of 21st century living. Set on the peaceful yet well-connected border of Colchester to the South West side, where this vibrant, thriving new city meets the sensational surrounding countryside, you'll find yourself just minutes from everything you could want – from quality eateries, shops and entertainment, to exhilarating walks and cycle routes amongst nature's paths, waterways and woodland.

Built around a low-density philosophy that delivers comfortable personal spaces – inside and outside – with broad sightlines and welcoming, open green areas, allowing every home to breathe. As you make your way along the gently curving driveway through the collection's unimposing layout, you'll see how these properties' neat, peaceful gardens are matched by thoughtful new plantings, considerate visitor parking and a carefully-landscaped central shared green space.

The care and attention to detail in every home's design and construction translates right through these elegant homes, from the quality windows and doors, rendering, ornate features and characterful brickwork of the exteriors, into the interiors, where you'll find hand-picked ironmongery, bespoke kitchens, stunning bathrooms and designer units complemented by A-rated integrated appliances.

All of the homes come with attractive landscaping and a private rear gardens – and some of the handsome houses within the collection boast broad outside terrace areas to the first floors – the perfect place to enjoy fresh air and alfresco relaxation on warm summer evenings with a glass of wine. On the ground floors, wide sections of glazed doors open onto neatly-landscaped patio areas and grass.

Harding Homes are synonymous with exceptional standards – in both the quality of design and construction, and the character of their internal spaces.

### AGENTS NOTE

#### Agents Note

Please be advised the internal images are for indicative purposes only and are photos of our show home, providing an example of a finished Harding Home.

House types are strictly subject to availability and prices start from £550,000 with house prices varying depending on selected house type.

Floor plan may be different depending on plot no!!



4



3



2



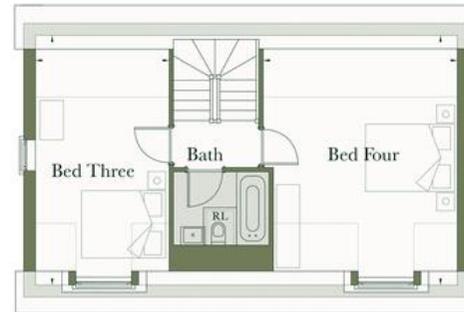
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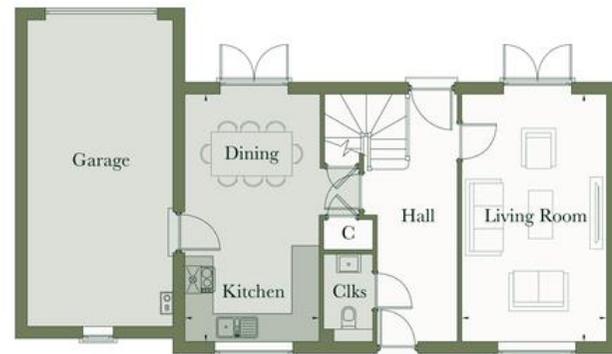
## FLOORPLAN



Second Floor



First Floor



Ground Floor

### CONTACT

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