



MORVEN, SHATTERS ROAD, LAYER BRETON,

COLCHESTER, ESSEX, CO2 0PY

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Offered with no onward chain, Morven is a very well presented detached four-bedroom family home in the popular village of Layer Breton located to the south of Colchester. The property enjoys panoramic views across open countryside to the rear, the accommodation comprises a kitchen / dining room, sitting room, study, en suite shower room to the main bedroom, family bathroom, ground floor shower room and utility room. There is a single garage and ample off-road parking upon a gravelled driveway.

South / South East Facing Rear Garden | No Onward Chain | Council Tax Band E
Popular Village Location | Tenure Freehold | Oil Fired Central Heating | EPC C



Property

Offered with no onward chain, Morven (an attractive part weatherboard four bedroom detached family home) is located on a quiet lane in the popular village of Layer Breton to the south of Colchester.

A storm porch welcomes you to the property and the entrance hallway provides access to the sitting room. To the front of the sitting room is a useful work from home study space, and to the rear French doors provide access to the conservatory beyond.

The well-appointed kitchen / dining room includes a range of integrated BOSCH appliances (induction hob and accompanying extractor hood, oven, and dishwasher), there is also an integrated undercounter fridge. There is ample storage provided by a good array of cupboards and drawers set withing a quartz worktop, with

undermount ceramic sink and associated drainer. The island (also finished in quartz) provides space for informal dining via a breakfast bar, in addition to the main dining area. The accompanying utility room provides useful additional work space and storage as well as providing space and plumbing for a washing machine and space for a freestanding fridge-freezer. The shower room completes the ground floor and is comprised of a shower cubicle, handbasin set within a vanity unit and toilet. Ascending the stairs to the first floor, the main bedroom to the rear of the property (with countryside views), contains a built-in wardrobe and the en suite is comprised of a shower with both rainfall shower head and mixer hose, handbasin (and vanity unit), heated towel rail and toilet. Bedrooms two and three are both doubles with the former being dual aspect and the

later with built in wardrobe space. The fourth bedroom is presently used as a dressing room. The family bathroom completes the internal accommodation and features a double-ended bath, handbasin, heated towel rail and toilet.

Outside

To the front of the property there is a gravelled driveway providing parking for 2 / 3 vehicles in addition to the single garage (that contains the oil boiler). There is a gate that provides side access to the South / South Easterly facing rear garden. Spanning the width of the property to the rear, and wrapping around the conservatory is an extensive patio, providing an excellent space for relaxation and entertaining. There is a second seating area to the rear of the garden, that takes in the full benefit of the views across the adjacent paddock and countryside beyond. The garden is

mainly laid to lawn with side borders of mature planting and the oil tank is discreetly screened from view.

Situation

Layer Breton is about five miles south of Colchester, the local primary school was rated good in the latest Ofsted report, there is also a public house.

Local attractions include the Abberton Reservoir and Nature Reserve which provides a lovely area for walking and relaxation, and the historic Layer Marney Tower. The City of Colchester benefits from a wide range of shopping, leisure, and recreational amenities as well as first rate secondary schooling options. There is a mainline rail service to London Liverpool Street from Colchester North and Marks Tey, with a journey time of about 50 minutes from the latter.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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Morven, Layer Breton

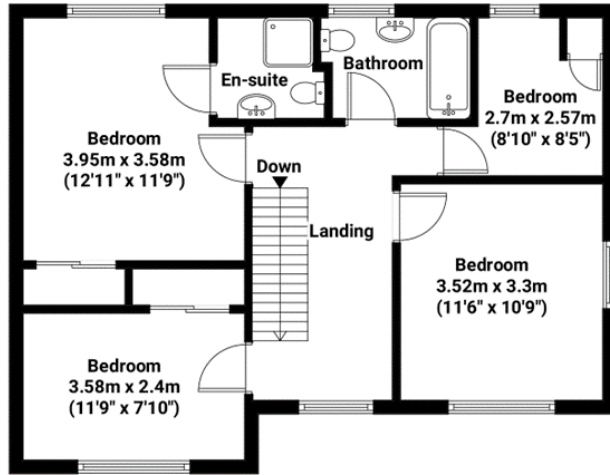
Internal area: 1452 sq.ft / 135 sq.mt

Excluded areas: Garage 192 sq.ft / 18 sq.mt

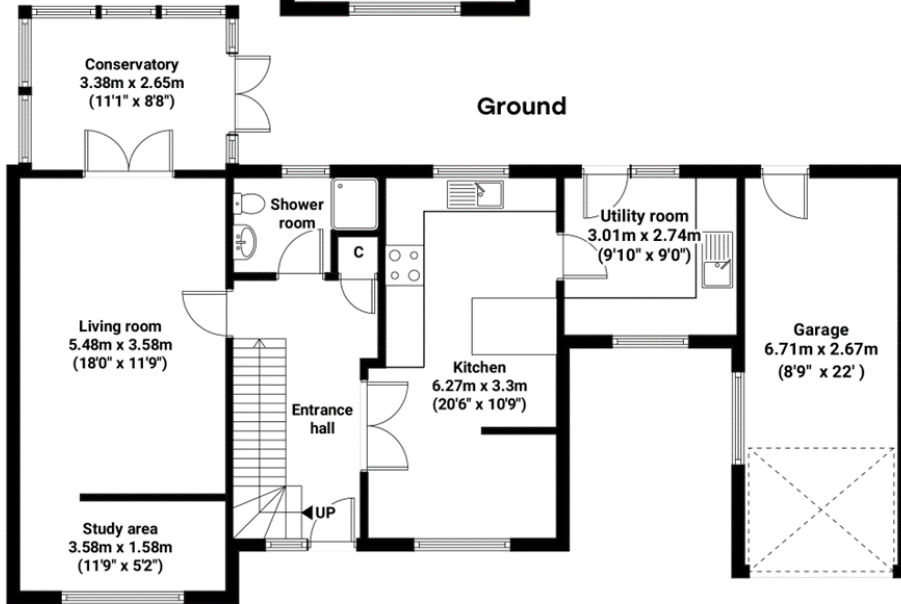
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Ground



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