



**The Woodpecker Monarch Rise, Off The Folley,  
Layer-De-La-Haye, Colchester CO2 0JA**



**welcome to**

**The Woodpecker, Monarch Rise, Off The Folley, Layer-De-La-Haye, Colchester**

READY TO MOVE INTO - THE WOODPECKER - A large 3-bedroom detached family home, the first floor boasts three double bedrooms & a study, which could also be used as a fourth bedroom. The spacious kitchen/dining area is the heart of the home and features French doors leading to the garden.



Layer de la Haye perfectly balances rural tranquillity with excellent connectivity.

This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly-regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region.

The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

Call us to discuss options and book a viewing!!

## Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



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## The Woodpecker, Monarch Rise, Off The Folley, Layer-De-La-Haye, Colchester

- READY TO MOVE INTO
- Open plan kitchen/dining area with integrated appliances
- Separate family room & Separate living room with Hunter Herald Woodburner
- Built-in storage to all rooms upstairs
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: B

# £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121300 - 0002

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