



Layer Road

Colchester, CO2 7JY

Guide Price £335,000 - £350,000

*** GUIDE PRICE OF £335,000 - £350,000 ***

Homes of Exception are delighted to announce to the market this beautifully presented three bedroom property which has been recently refurbished as well as extended, to a spectacular standard. Comprising of a stunning open plan kitchen/diner complete with a breakfast bar, bi-folding doors and sky light lantern. Good sized bedrooms, first floor family bathroom, good sized garden as well as off road parking for multiple vehicles. The town centre is a short distance away offering a wide range of shopping facilities, bars and restaurants and the nearby rail stations of Colchester offer services to London Liverpool Street.



Property Features

- STUNNING PROPERTY
- THREE BEDROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- HIGH QUALITY FIXTURES & FITTINGS
- IDEAL FIRST TIME PURCHASE
- BI-FOLDING DOORS
- GOOD SIZED GARDEN
- OPEN PLAN

Full Description

OVERVIEW

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ENTRANCE HALL

Radiator, airing cupboard, stairs to first floor and doors to;

LOUNGE

21' 2" x 13' 1" (6.45m x 3.99m) Double glazed bay window to front, radiator and electric fire.

WC

Low level WC, wash hand basin with cupboard under, radiator and downward lighting to ceiling.

KITCHEN/DINER

22' 2" x 16' 7" (6.76m x 5.05m) A beautifully designed kitchen/diner featuring, Matching base and eye level units, one and a half stainless steel sink bowl with drainer, integrated fridge/freezer, dishwasher and washing machine, double oven as well as a five ring induction hob.

The kitchen also features a breakfast bar, sky light lantern, bi-folding doors to garden, two radiators and downward lighting to ceiling.

FIRST FLOOR LANDING

Loft access, double glazed window to side and doors to;

MASTER BEDROOM

12' 2" x 11' 8" (3.71m x 3.56m) Double glazed window to front, radiator and original fireplace.

BEDROOM TWO

12' 5" x 10' 10" (3.78m x 3.3m) Double glazed window to rear, radiator and original fireplace.



BATHROOM

Low level WC, wash hand basin with cupboard under, panelled bath with shower over, chrome heated towel rail, tiled to walls, downward lighting to ceiling and an obscured double glazed window to side.

BEDROOM THREE

8' 8" x 7' 3" (2.64m x 2.21m) Double glazed window to rear and radiator.

OUTSIDE

The property features a large driveway fit for multiple vehicles with side access to rear. Which leads you to a good sized garden enclosed by wooden panel fencing.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements