



NP NICHOLAS
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For Sale. 45 Old Forge Road
Layer-de-la-Haye, Colchester, Essex CO2 0JT





45 Old Forge Road is an extended three-bedroom detached family home in the ever-popular village of Layer-de-la-Haye. The property offers three bedrooms, lounge / dining room, kitchen / breakfast room, conservatory, family bathroom and cloakroom. There is off-road driveway parking in addition to the single garage and an enclosed rear garden.

Tenure Freehold | Gas Central Heating | EPC D

Mains Water, Drainage, Gas and Electricity Connected

Council Tax Band D



Ground Floor

A storm porch welcomes you to the property and the entrance hallway provides access to the lounge / dining room. The lounge is to the front of the property and features an electric fire and attractive surround. The dining area is to the rear which in turn leads through to the conservatory that provides the present owners with a useful study space.

The kitchen / breakfast room features an integrated four ring gas hob, integrated oven, and integrated extractor hood. Space and plumbing is provided for a freestanding dishwasher and freestanding washing machine. Space is also provided for an undercounter fridge. Ample storage is provided by a good array of cupboards and drawers that are set within a worksurface that sweeps round to form a breakfast bar, an ideal space for informal dining.

The cloakroom completes the ground floor and is comprised of a WC and hand basin.

First Floor

Ascending the stairs to the first floor there are two double bedrooms and a well-proportioned single bedroom. The main bedroom is to the front of the property and benefits from a built-in wardrobe.

The second double is to the rear and the third (the single) is to the front.

The four piece family bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose attachment, separate shower cubicle, handbasin set within a vanity unit and WC.

Outside

To the front of the property there is a driveway that provides off-road parking for at least two vehicles in addition to the single garage, to which power and light are both connected. The enclosed rear garden features a patio adjacent to the property and a second seating area to the rear of the plot.

The garden is mainly laid to lawn, flanked by mature beds and borders including some lovely rose bushes. The garden shed will remain at the property once sold.

**45 Old Forge Road,
Layer-de-la-Haye, Colchester, Essex**

Sat-Nav Ref: **CO2 0JT**

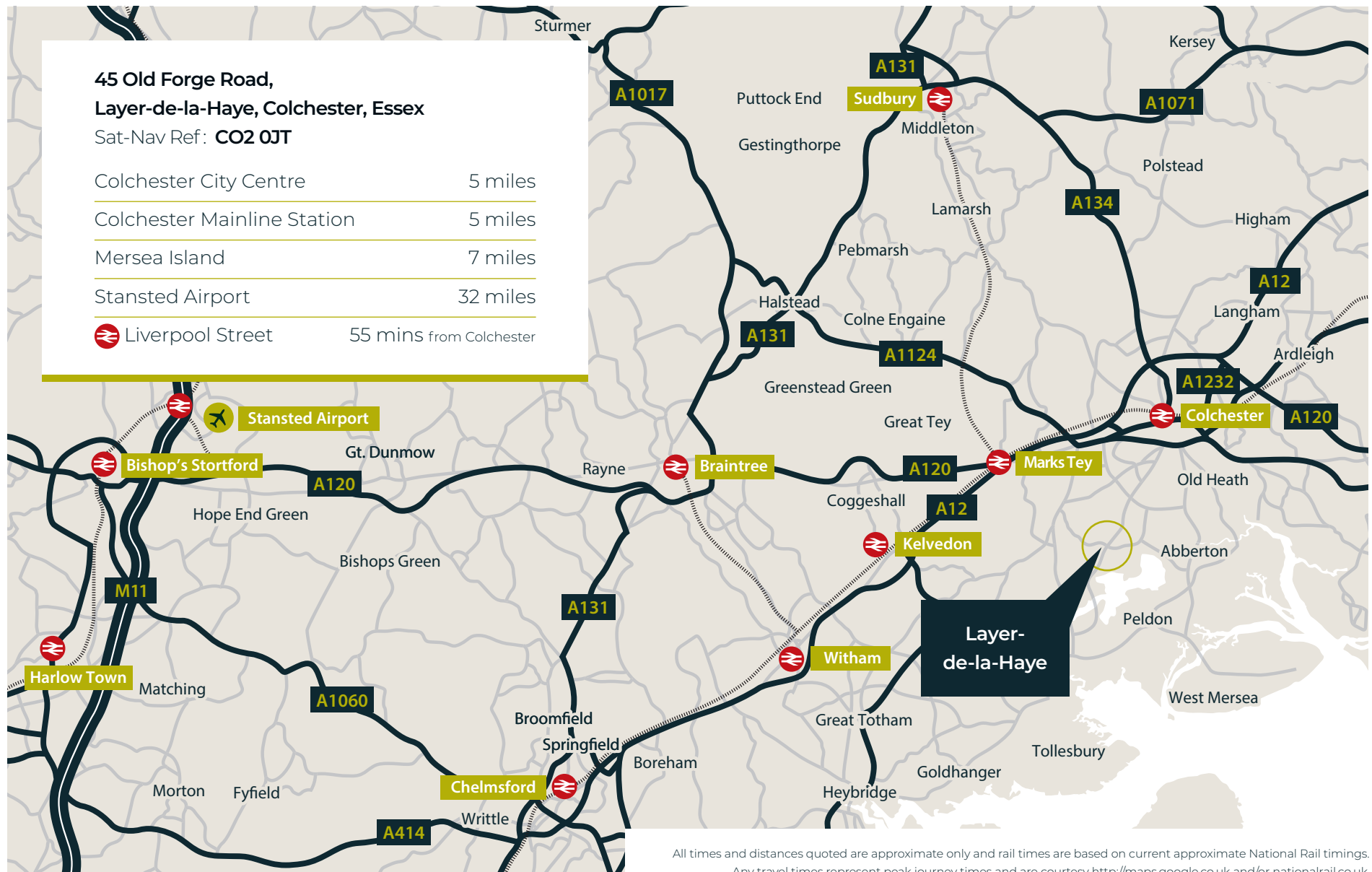
Colchester City Centre 5 miles

Colchester Mainline Station 5 miles

Mersea Island 7 miles

Stansted Airport 32 miles

 Liverpool Street 55 mins from Colchester



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



The property is located in the sought after and thriving village of Layer de la Haye, 5 miles south of Colchester City Centre, and the village benefits from a well-regarded Church of England Primary School, useful convenience store and two popular public houses.

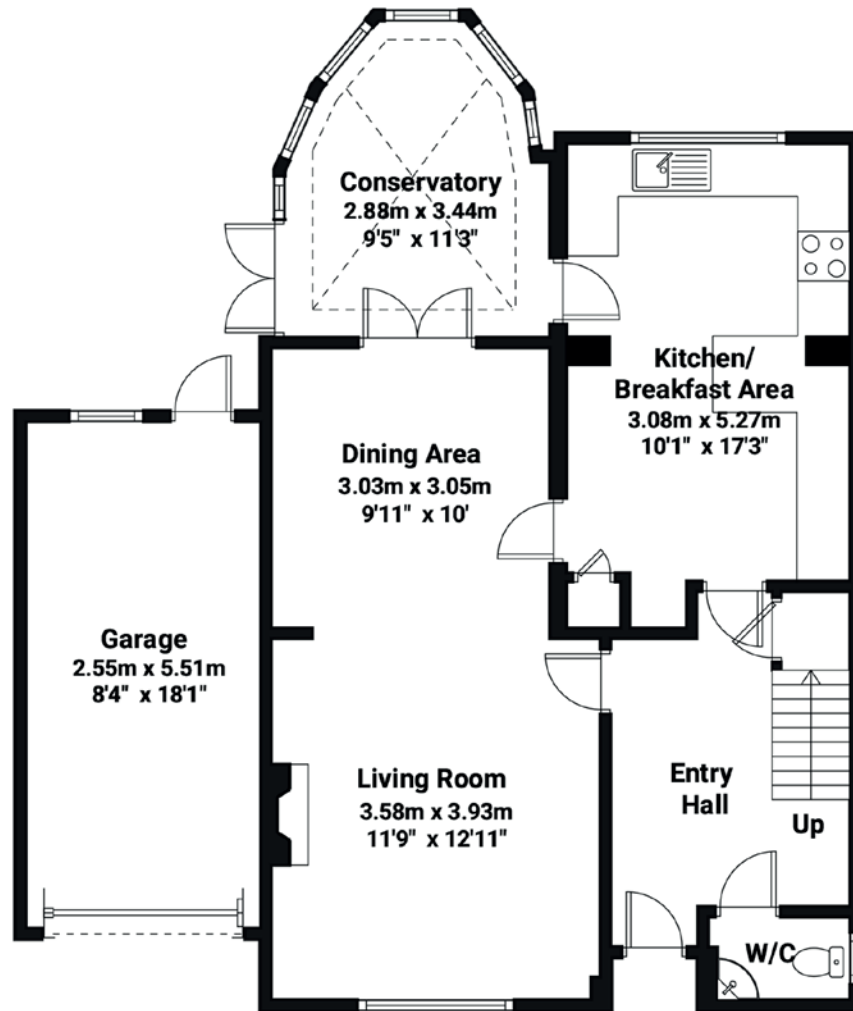
In part of the Parish of Layer de la Haye lies Abberton Reservoir which boasts a splendid Essex Wildlife Trust managed Visitor Centre, a site of international importance for wildlife. The surrounding countryside is particularly attractive in appearance, whilst the village also provides a recreation field with tennis courts. For those who enjoy sailing and water sports, nearby Mersea Island provides wonderful facilities.

Colchester City Centre offers a wide range of shopping, recreation and educational facilities with excellent golf available at Five Lakes Crown Plaza Country Club and Colchester Golf Club at Braiswick which provide challenging golf within comfortable driving distances.

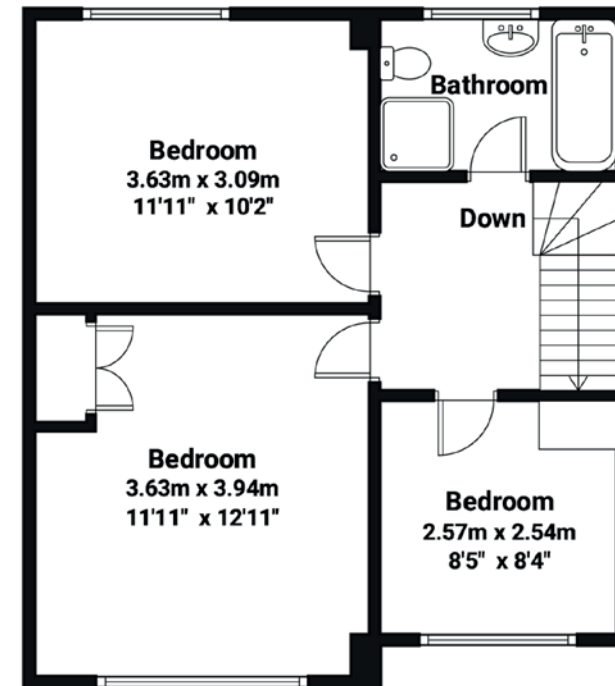
The property is close to Bannatyne Health Club & Spa – Kingsford Park for pool and spa and leisure activities.

Colchester City hosts a good range of schools in both the public and private sector.





Ground Floor



First Floor

45 Old Forge Road, Layer-de-la-Haye

Total Approximate Floor Area: 1222.3 SqFt (113.56 SqMt)

House: 1071.1 SqFt (99.5 SqMt) | **Garage:** 151.2 SqFt (14.05 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.





Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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