



**Coggeshall Road, Marks Tey CO6 1HT**

**welcome to**

**Coggeshall Road, Marks Tey**

Boasting a large rear enclosed garden is this well presented semi-detached family home. Three bedrooms, large kitchen/diner, living room, shower room and bathroom. Double tandem garage and driveway offering ample off road parking.



### **Entrance Hall**

Entered through the front door with the stairs rising to the first floor and complete with one radiator.

### **Living Room**

22' 1" Into Bay x 15' 1" Max ( 6.73m Into Bay x 4.60m Max )  
A large open plan living space with a double glazed window to the front, a red brick chimney breast housing an inset electric fireplace as well as the potential of adding another wood burning stove to the front of the room, two radiators and a large cupboard under the stairs.

### **Kitchen / Diner**

16' x 15' ( 4.88m x 4.57m )

A large open plan kitchen/diner which has been finished to a high standard and is the ideal room for hosting large gatherings.

The kitchen is made up of a large single sink with mixer tap over and adjoining work surfaces. There is a range of under cupboards, drawers and base units. Integrated appliances include; a SMEG induction cooker with an extraction hood over, an under counter fridge, a washing machine, a dishwasher and a microwave.

The dining area has two double glazed windows to the side, one radiator and a set of French doors leading to the living space.

### **Lobby**

7' 1" x 5' 1" ( 2.16m x 1.55m )

Complete with laminate flooring and a door to the side.

### **Bedroom One**

14' 1" x 11' 1" into wardrobe ( 4.29m x 3.38m into wardrobe )

A large double bedroom with built in wall-to-wall wardrobes, a double glazed window to the rear, two double glazed windows to the side and two radiators.

### **En-Suite Bathroom**

A half tiled and modern Jack & Jill four piece suite comprising a low level W/C, a vanity wash hand basin, an enclosed bath and a shower. Complete with vinyl flooring, a heated towel rail and a large lantern in the ceiling.

### **Landing**

Complete with a double glazed window to the side and provides access to the loft.

### **Bedroom Two**

10' into wardrobe x 9' 1" ( 3.05m into wardrobe x 2.77m )

A large double bedroom with built in wall-to-wall wardrobes, a separate single wardrobe, a double glazed window to the front and one radiator.

### **Bedroom Three**

11' x 7' 1" ( 3.35m x 2.16m )

A large single bedroom with a double glazed window to the rear and one radiator.

### **Shower Room**

A half tiled three piece suite comprising a low level W/C, a vanity wash hand basin and double shower. Complete with vinyl flooring, one radiator and the airing cupboard.

### **Front Garden**

A large paved driveway offering off road parking for multiple vehicles. There is gated access to the rear garden.

### **Rear Garden**

A large private and un-overlooked private garden which is predominantly laid to lawn with mature flower bed borders and enclosed by panel fencing. Immediately commencing the house is a vast paved patio with gated access to the front and the garage. To the rear of the garden is a wooden summer house which is complete with electrics.

### **Garage**

A large double tandem detached garage with electric roller doors, a door leading to the garden and a window to the rear.

### **Agents Note**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

## Coggeshall Road, Marks Tey

- Semi-Detached Three Bedroom House
- Large Rear Garden with Summer House
- Bathroom and Shower Room
- Large Open Plan Living Space
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: Awaiting

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105257 - 0003

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