



**Godmans Lane, Marks Tey CO6 1NE**

**welcome to**

**Godmans Lane, Marks Tey**

\*\* OPEN HOUSE 17th August 2024. Appointments Only \*\*Immaculately presented four bedroom detached family home located in the popular Marks Tey area. Good sized lounge and dining room. Downstairs cloakroom, kitchen and utility room. First floor bathroom. Off road parking and garage.



## Location

Marks Tey is situated to the west of Colchester and is close to picturesque village of Coggeshall. Marks Tey is ideally positioned for commuters as the mainline railway station is a short walk away as well as the A12 and A120 linking Colchester and Chelmsford. The Village offers a local primary school and short drive to highly rated secondary schools, local shops and supermarkets within 1/2 miles.

## Entrance Hall

Front door into. LVT Herringbone flooring. Built in coat cupboard, stairs rising to first floor and understairs cupboard. Radiator.

## Cloakroom

Two piece suite. Low level floating w/c, wall mounted wash hand basin, LVT flooring, window to side and radiator.

## Lounge

12' max x 17' 7" max ( 3.66m max x 5.36m max )  
Bay window to front. Electric feature fireplace with stone mantle. french doors into dining room.

## Dining Room

11' 8" max x 13' 6" ( 3.56m max x 4.11m )  
Window to side. Sliding doors to garden, LVT flooring and radiator.

## Kitchen

14' 4" max x 8' 2" max ( 4.37m max x 2.49m max )  
Windows to side and rear. Fitted kitchen with single sink, under cupboards, drawers and base units. Tiled splashbacks. Space for gas cooker. LVT flooring and space for fridge freezer,

## Utility Room

7' 7" x 4' 9" ( 2.31m x 1.45m )  
Window to side. Space for dishwasher and washing machine. Door to side, sink and worksurfaces. LVT flooring.

## First Floor

### Landing

Access top loft and airing cupboard.

### Bedroom One

12' 2" x 11' 5" ( 3.71m x 3.48m )  
Window to front. Built in wardrobes, separate cupboard and radiator.

### Bedroom Two

10' 5" max x 9' 1" max ( 3.17m max x 2.77m max )  
Window to rear and radiator.

### Bedroom Three

11' 1" x 9' 2" ( 3.38m x 2.79m )  
Window to front. Built in wardrobe and radiator.

### Bedroom Four

8' 5" x 8' 3" ( 2.57m x 2.51m )  
Window to rear. LVT flooring and radiator.

## Bathroom

Fully tiled three piece suite. Low level w/c, pedestal wash hand basin, panel enclosed bath with shower over. Window to rear, vinyl flooring and radiator.

## Exterior

### Rear Garden

Panel enclosed, lawn area, hedge and gated access to front.

### Front

Driveway parking to front and lawned area.



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## Godmans Lane, Marks Tey

- Detached family home
- Four bedrooms
- Bathroom and cloakroom
- Lounge & dining room
- Kitchen & utility room

Tenure: Freehold EPC Rating: E

offers in excess of

**£415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS104621 - 0002

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