



Dinants Crescent, Marks Tey CO6 1XS

welcome to

Dinants Crescent, Marks Tey

Detached four bedroom family home which has been extended located in the popular Marks Tey area. Cul-de-sac location. Open plan lounge & dining room, Modern Wren kitchen. Bathroom and downstairs cloakroom. Garage and driveway.



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

Entrance door to front. Stairs rising to first floor and radiator.

Cloakroom

Window to front. Fully tiled two piece suite. Low level w.c and wall mounted wash hand basin.

Lounge

20' 1" x 11' 1" (6.12m x 3.38m)

Window to front and two radiators. Open plan into :-

Dining Room

11' 1" x 9' (3.38m x 2.74m)

French Doors to rear and radiator.

Kitchen / Diner

20' 1" x 11' (6.12m x 3.35m)

Modern Wren kitchen. 1 1/4 sink with mixer tap, adjoining work surfaces with tiled splash backs. Fitted wall and base units. Integrated appliances include electric hob, extractor, fridge/freezer, oven and warmer drawer. Space and plumbing for washing machine and dishwasher. French doors to rear, window to side, door to side pantry, LVT flooring and radiator.

First Floor

Landing

Access to loft and airing cupboard.

Bedroom One

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Window to front. radiator and shower (potential for full ensuite).

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m)

Window to front and radiator.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)

Window to rear and radiator.

Bedroom Four

8' 1" x 8' (2.46m x 2.44m)

Window to rear and radiator.

Bathroom

Fully tiled three piece suite. Low level w.c, pedestal wash hand basin, bath with electric power shower over. Tiled floor and window to rear.

Loft

Drop down ladder, light, partially boarded.

Exterior

Integral Garage

16' 1" x 7' 1" (4.90m x 2.16m)

Electric roller door. Wall mounted boiler. Power connected.



view this property online williamhbrown.co.uk/Property/CGS105233



welcome to

Dinants Crescent, Marks Tey

- Detached family home
- Extended
- Four bedrooms
- Bathroom and downstairs cloakroom
- Cul-de-sac location

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/CGS105233



Property Ref:
CGS105233 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 561204



Coggeshall@williambrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williambrown.co.uk