



**Dinants Crescent, Marks Tey CO6 1XS**





**welcome to**

**Dinants Crescent, Marks Tey**

**\*\* GUIDE PRICE £400,000 - £425,000 \*\*** 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.



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## Dinants Crescent, Marks Tey

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

Tenure: Freehold EPC Rating: D

guide price

**£400,000 - £425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105233 - 0003

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