



Manston, Chappel Road, Great Tey CO6 1JP

welcome to

Manston, Chappel Road, Great Tey

Delightful four bedroom detached family home located in the popular village of Great Tey. Lounge, dining room, conservatory, kitchen, utility and cloakroom. First floor family bathroom. Garage and driveway.



Location

Great Tey is a picturesque village. Benefiting from access to Marks Tey mainline railway station with links to London Liverpool Street station. Conveniently placed between Colchester and Braintree via the A120 making it ideal for families and commuters.

Entrance Porch

5' 6" x 4' 6" (1.68m x 1.37m)

Entrance door to side. Built in storage cupboards.

Cloakroom

Double glazed window to front. Pedestal wash hand basin and w.c.

Lounge

18' 4" x 16' 8" (5.59m x 5.08m)

Double glazed window to front. Stairs rising to first floor and feature fireplace. Open access into :-

Dining Room

12' 6" x 12' 1" (3.81m x 3.68m)

Doors and windows to rear into :-

Conservatory

11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed window to three aspects. French Doors to side. Tiled flooring.

Kitchen

14' 1" x 10' 8" (4.29m x 3.25m)

Double glazed window and door to rear. Fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer unit. Built in double oven, hob and extractor over. Space for fridge/freezer and dishwasher.

Utility Room

9' 2" x 8' 3" (2.79m x 2.51m)

Worksurfaces incorporating sink and drainer. Space for washing machine.

First Floor

Landing

With doors to :-

Bedroom One

15' x 13' 7" (4.57m x 4.14m)

Double glazed window to front. Built in wardrobes.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed window to rear. Built in wardrobes.

Bedroom Three

13' 1" x 8' 9" (3.99m x 2.67m)

Double glazed window to front. Built in cupboard.

Bedroom Four

10' x 7' 5" (3.05m x 2.26m)

Double glazed window to rear.

Bathroom

10' 2" x 6' 9" (3.10m x 2.06m)

Double glazed window to rear. Panel enclosed bath, vanity wash hand basin and wc. Corner shower cubicle.

Exterior

Front

Block paved driveway to front an path to front entrance door. Lawned area. Car port in front of garage.

Garage

20' x 12' 4" (6.10m x 3.76m)

Up/over door to front. Power and light connected.

Rear Garden

Enclosed by panel fencing. Paved patio area. Lawned area. Mature trees, shrubs and hedging.



check out more properties at williamhbrown.co.uk



welcome to

Manston Chappel Road, Great Tey

- Detached
- Four bedrooms
- Lounge & dining room
- Conservatory
- Kitchen & utility room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CGS105509 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk