



**Poplar View, Mill Road, Marks Tey CO6 1EA**



**welcome to**

**Poplar View, Mill Road, Marks Tey**

**\*\* Guide Price £425,000 - £450,000 \*\*** Modern semi detached which is beautifully presented. Located down a private no through road and a short walk to Marks Tey mainline railway station. Four bedrooms, family bathroom and ensuite shower room. Large open plan kitchen / dining room.



## 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

20' 2" x 6' 11" ( 6.15m x 2.11m )

Entrance door to front with matching glass panel. Stairs rising to first floor. Understairs storage. Stripped wood effect flooring.

## Lounge

16' x 11' 10" ( 4.88m x 3.61m )

Double glazed windows to front and side. Stripped wood effect flooring.

## Open Plan Kitchen/Dining Room

21' 9" narrowing to 11' 2" x 19' 3" ( 6.63m narrowing to 3.40m x 5.87m )

Double glazed window to side. French doors to rear. Bi-fold doors to side and further window to rear. Modern white hi-gloss fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven, hob and extractor over. Integral fridge, freezer and dishwasher. Large open plan area with dining and snug areas. Stripped wood effect flooring.

## Cloakroom

Wash hand basin and wc.

## Utility Room

8' 6" x 5' 6" ( 2.59m x 1.68m )

Accessed via kitchen/dining room. Glazed door to side. Range of white Hi gloss wall and base units and worksurfaces incorporating sink and drainer. Worcester gas boiler. Space and plumbing for washing machine/ dryer. Stripped wood effect flooring.

## First Floor

### Landing

Storage cupboard, loft access and doors to :-

### Bedroom One

14' 8" x 10' 10" ( 4.47m x 3.30m )

Double glazed window to front with Juliet balcony. Fitted wardrobes.

### Ensuite Shower Room

8' 11" x 2' 11" ( 2.72m x 0.89m )

Double glazed window to side. Shower cubicle. Pedestal wash hand basin, wc and heated towel rail.

### Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )

Two double glazed windows to rear. Fitted wardrobe.

### Bedroom Three

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to rear.

### Bedroom Four / Study

8' 9" x 8' ( 2.67m x 2.44m )

Double glazed window to front.

### Family Bathroom

6' 11" x 5' 7" ( 2.11m x 1.70m )

Double glazed window to side. Tiled enclosed bath with shower over and shower screen. Wash hand basin and wc. Heated towel rail. Part-tiled walls and fully tiled floor.

## Exterior

### Front

Located on a private no through road. Block paved driveway to front offering off road parking for six vehicles. Gated access to rear.

### Rear

Enclosed by panel fencing. Commencing with a paved patio area leading onto lawn. Store to rear.



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## Poplar View Mill Road, Marks Tey

- Semi detached down a private lane
- Four bedrooms
- Open plan kitchen / dining room
- Family bathroom and ensuite
- Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£425,000 - £450,000**



Please note the marker reflects the  
postcode not the actual property

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