



**Coggeshall Road, Marks Tey CO6 1HT**

welcome to

## Coggeshall Road, Marks Tey

\*\* GUIDE PRICE £460,000 - £480,000 \*\* Well presented extended detached family home. With excellent commuter links into London Liverpool Street. Four bedrooms, dressing room, bathroom and ensuite. Kitchen/diner, lounge & study. Field views to rear.



## **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 Porch**

### **Entrance Hall**

14' 7" x 5' 9" ( 4.45m x 1.75m )

Entrance door to front with windows to side. Stairs rising to first floor.

### **Cloakroom**

4' 8" x 2' 3" ( 1.42m x 0.69m )

Double glazed window to side. Wash hand basin and wc.

### **Kitchen / Diner**

26' x 11' ( 7.92m x 3.35m )

Double glazed bay window to front. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer. Oven, hob and extractor over. Space for fridge/freezer. Tiled walls and spot lighting.

### **Lobby**

4' 8" x 5' 3" ( 1.42m x 1.60m )

Doors to study and lounge.

### **Lounge**

20' 5" x 10' 8" ( 6.22m x 3.25m )

Double glazed windows to rear and side. French doors to rear. Modern upright radiator.

### **Study**

15' 6" x 5' 3" ( 4.72m x 1.60m )

Door to rear and window to side.

## **First Floor**

### **Landing**

#### **Bedroom One**

12' 4" x 11' 2" ( 3.76m x 3.40m )

Double glazed window to rear. Radiator and doors into ensuite and dressing room.

#### **Ensuite**

6' 9" x 4' 8" ( 2.06m x 1.42m )

Double glazed frosted window to side. Corner shower cubicle. Vanity wash hand basin and wc. Fully tiled walls and flooring.

### **Dressing Room**

#### **Bedroom Two**

13' 2" x 7' 1" ( 4.01m x 2.16m )

Double glazed window to front and radiator.

#### **Bedroom Three**

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window to side and radiator.

#### **Bedroom Four**

8' 9" x 6' 9" ( 2.67m x 2.06m )

Double glazed window to side and radiator.

### **Bathroom**

8' x 7' 7" ( 2.44m x 2.31m )

Double glazed frosted window to front. Panel enclosed corner bath with shower over. Pedestal wash hand basin and wc. Extractor and radiator.

## **Exterior**

### **Front**

Enclosed by fencing and hedging to both sides. Large driveway to front offering off road parking for numerous vehicles. Side access to rear.

### **Rear Garden**

Enclosed by panel fencing. Commencing with a patio area which leads onto a large rear garden with lawned area, path, shrub and flower borders and outbuildings.



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## Coggeshall Road, Marks Tey

- Extended detached family home
- Large rear garden
- Large driveway to front
- Four bedrooms & dressing room
- Bathroom & ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£460,000 - £480,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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