



Poplar View
Marks Tey, Essex

**DAVID
BURR**



Poplar View, Mill Road, Marks Tey, Colchester, Essex, CO6 1EA

Marks Tey is a well-regarded village situated on the outskirts of Colchester with convenient access to the A120, A12 trunk road and Marks Tey mainline railway station. The village benefits from a primary school, garden centre and a variety of local shops, including a butchers, convenience store, hairdressers, off licence. Just a short drive away is the Stanway Tollgate Retail Park, with a Sainsbury's superstore and petrol filling station amongst other national retailers.

A four-bedroom (one en-suite) semi-detached property located on a private lane, tucked away from the road and centrally located within the much sought-after North Essex village of Marks Tey. Offering an accommodation schedule of approximately 1,332 sq ft arranged over two floors, the property is offered to the market with the remaining years of its ten-year NHBC warranty remaining and is arranged via two distinctive ground-floor reception spaces with notable retained features including UPVC double glazing, a high-gloss fitted kitchen with central peninsula units and bi-folding doors to the kitchen/breakfast room. Conveniently positioned for the Marks Tey station with its direct line link to London Liverpool Street, A12 trunk road and broad range of facilities and amenities within the immediate surrounding area. Further benefits to the property include extended brick paved off-street parking providing space for approximately six vehicles and private, well-screened south-east facing gardens.

A four-bedroom (one en-suite) semi-detached property offered with the remaining years of its NHBC warranty, comprising two reception rooms, 1,332 sq ft of accommodation, private off-street parking for approximately six vehicles and south-east facing gardens.

Obscured panel glazed UPVC-clad grained effect security door opening to:

ENTRANCE HALL: 20' 2" x 6' 11" (6.17m x 2.13m) An expansive entrance hall with stripped wood-effect flooring, staircase off and door to useful under stair storage recess.

SITTING ROOM: 16' 0" x 11' 10" (4.90m x 3.63m) Afforded a dual aspect with four-pane casement window to front, further window to side, skirting and stripped wood-effect flooring.

KITCHEN/DINING ROOM: 21' 9" narrowing to 11' 2" x 19' 3" (6.65m narrowing to 3.42m x 5.89m) Fitted with a matching range of high-gloss base and wall units with preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap over and fitted appliances including an oven, four-ring ceramic hob

above, extraction over, fridge, freezer and dishwasher. The kitchen units comprise a range of deep-fill pan drawers, shelving wall units with a central peninsula unit providing dual use as a breakfast bar/seating area if so required. A dining area is set to side with French doors opening to the rear terrace and gardens beyond with further snug area set to the rear of the kitchen with bi-folding doors to side and stripped wood-effect flooring throughout.

UTILITY ROOM: 8' 6" x 5' 6" (2.61m x 1.69m) With a matching range of gloss base and wall units with preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap above and stripped wood-effect flooring. Space and plumbing for washing machine/dryer and also housing Worcester gas-fired boiler. Panel glazed door to outside.

CLOAKROOM: Fitted with ceramic WC, wall-hung wash handbasin.

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First-floor

LANDING: With door to storeroom housing useful fitted shelving, hatch to loft and door to:

BEDROOM 1: 14' 8" x 10' 10" (4.48m x 3.31m) With casement window and panel glazed door to front opening to Juliet balcony, fitted wardrobes and door to:

EN-SUITE SHOWER ROOM: 8' 11" x 2' 11" (2.73m x 0.91m) Fitted with NK Porcelanosa WC, wall-hung wash handbasin and fully tiled separately screened shower unit with both mounted and hand-held shower attachments. Obscured glass casement window to side.

BEDROOM 2: 10' 9" x 9' 3" (3.30m x 2.82m) With two windows to rear overlooking garden and fitted wardrobe.

BEDROOM 3: 11' 3" x 9' 3" (3.44m x 2.83m) With window to rear.

BEDROOM 4: 8' 9" x 8' 0" (2.68m x 2.45m) With window to front, a versatile room ideally suited as a fourth bedroom although offering excellent potential as an office/study if so required.

FAMILY BATHROOM: 6' 11" x 5' 7" (2.13m x 1.71m) Partly tiled and fitted with NK Porcelanosa WC, wall-hung wash handbasin and bath with separately screened shower and hand-held chrome shower attachments. Twin mirror fronted storage, wall-mounted heated towel radiator and obscured glass window to side.

Outside

The property is situated on a private no-through road, accessed via a shingled approach with brick paved off-street parking provided for approximately six vehicles.

Gated side access is provided with access to the rear gardens which are arranged via a stone paved terrace ideally placed to enjoy the morning/early afternoon sun with a single expanse of lawn beyond, six-foot fence line border and external store to rear.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

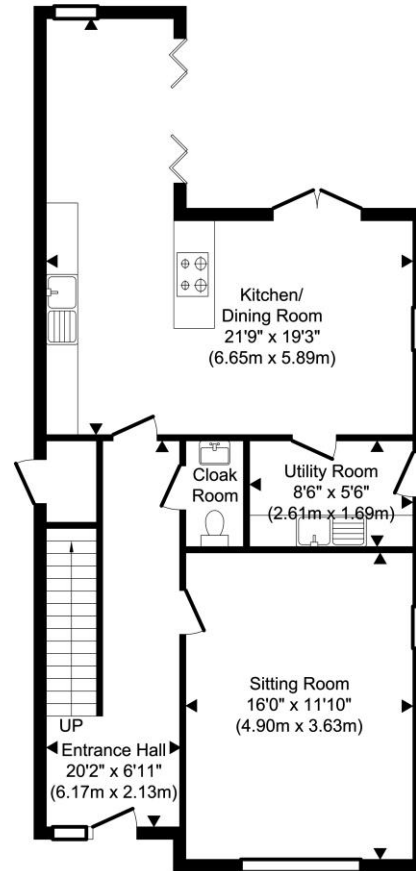
EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222).

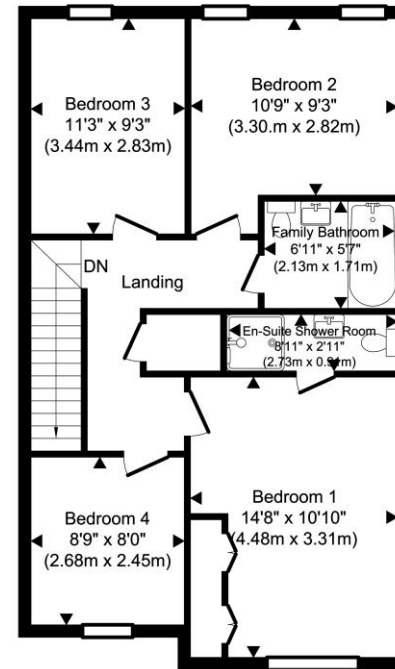
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Ground Floor
Approximate Floor Area
702.34 sq. ft.
(65.25 sq. m)



First Floor
Approximate Floor Area
629.68 sq. ft.
(58.50 sq. m)

TOTAL APPROX. FLOOR AREA 1332.03 SQ.FT. (123.75 SQ.M.)
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