



194 Coggeshall Road

Marks Tey, CO6 1HS

Offers Over £400,000



Smooth Move are delighted to offer this 3 double bedroom family home, having been completely refurbished and extended to a very high standard. Situated on a large plot with outbuildings, the property is just over 1 mile from Marks Tey Greater Anglia Line Station and 3 miles from Stanway Retail Park on the edge of Colchester city center.

Exterior cladding introduces the many internal, period features which expertly compliment a contemporary decor and modern living space. Ready to move straight into!

Accommodation includes an open plan kitchen/diner/family room with peninsula breakfast bar, patio doors leading to the garden, dual aspect lounge leading to the garden, master bedroom with en-suite and dressing room, loft space office, garden with cinema/gym room and various multi functional exterior areas, all backing onto open fields.

Marble worktops, underfloor heating, log burners, a surround sound system, an alarm system, new internal doors throughout and an outdoor gazebo with power are just some of the high specification features found throughout the property.



Kitchen Diner / Family Room

Kitchen area - A bright and airy room with a range of fully fitted eye level, base units and marble worktops over, including oven and grill stack, microwave, extractor fan and induction hob. A peninsula breakfast bar has seating for 3 and is complimented by pendant lighting. Side aspect window with sunken sink under and space for washing machine, dishwasher and American fridge. Floor is tiled with underfloor heating, walls are part tiled and lighting is flush to the ceiling. Surround sound and TV point.

Dining area - Benefitting from a log burner with feature tiled surround and log mantelpiece, covered radiator, laminate flooring, flush ceiling lighting, surround sound and part glazed double doors leading to the lounge.

Family area - space for seating or occasional table with patio doors leading directly to rear garden

Lounge

A triple aspect room decorated with a mix of period and contemporary charm, including feature fireplace, surround sound, flush ceiling lighting, TV point, carpet and radiator. Patio doors lead directly to the rear garden.

Hallway

A welcoming, contemporary space with walk in cupboard housing boiler and fuse board. Light grey laminate flooring, white painted walls, solid white doors with chrome door furniture, 2 center light points, covered radiator, core matting in front of secure, glazed front door. Further walk in storage.

Bathroom

Leading from the hallway, an unusually large bathroom comprising bath and shower with shower screen over, WC, vanity unit with wash basin and log burner in feature fireplace. Rustic tiled floor with underfloor heating, part tiled walls, opaque window, surround sound, flush ceiling lighting, vertical chrome radiator and storage cupboard.

Bedroom 1 Dressing Room & En-suite

With views over countryside to the rear and side aspects this bright double bedroom has plenty of space for further wardrobes and furniture. Carpet, flush ceiling lighting, radiator, surround sound.

The dressing room area with wardrobes, window to rear aspect and carpet leads to the fully tiled en-suite with shower and extractor, WC, wash hand basin, vertical chrome radiator and flush ceiling lighting.

Bedroom 2

A double room with front facing aspect, carpet, center light, radiator and loft access. Ample room for further furniture.

Bedroom 3

A double room with rear facing aspect, carpet, center light, radiator and ample room for wardrobes and other furniture.

Loft area

With a large access hatch, ladder, power, TV point, radiator, insulation, boarded and plenty of room to stand up, this space makes an ideal office or hobby area. Further roof storage is found to 3 sides of the boarded area.

Gardens and Outbuildings

The front garden and side driveway lead to the garage and are laid to gravel with parking for at least five cars.

Access to the rear garden is through secure, child friendly fencing and gates. This leads to a large, tiled patio area with ample space for garden furniture, barbeque and gazebo. Beyond the entertainment area is a large garden, laid mostly to lawn with established borders. Beyond the garden is a substantial vegetable patch and tool shed. The garden is fully fenced and has far reaching views over the surrounding countryside.

Cinema/Games Room - A flexible use, brick built, insulated building with power, lighting, window, patio doors, carpet tiles, radiator, flush ceiling lighting and ceiling mounted projector. This space would make an ideal office or workshop.

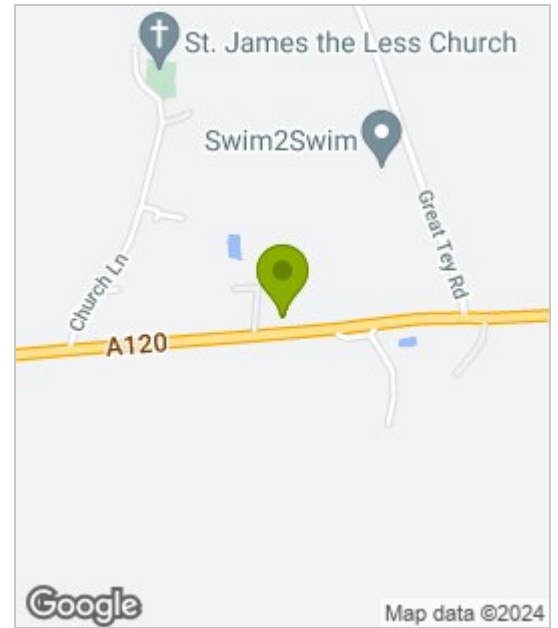
Garage - Brick built, up and over door, power, EV charging point.

Gazebo - TV point, artificial grass

Shed - log storage

Shed - allotment style

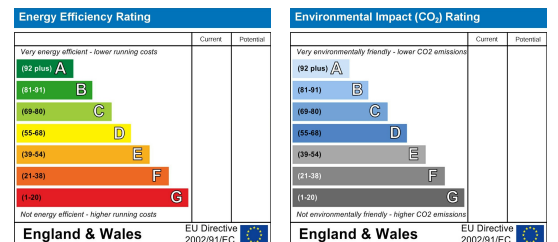
Area Map



Floor Plans



Energy Efficiency Graph



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