



## 4 Danbury Close, Marks Tey, Colchester, Essex, CO6 1XL

Price £335,000

- Viewing advised
- Fitted kitchen
- Solar panels fitted
- Garage and parking
- Conservatory



## 4 Danbury Close, Colchester CO6 1XL

An ideal family home with good access to Marks Tey station, A120 and the A12. The property has been maintained to an excellent standard by the current vendors and viewing is highly recommended. The property consists of lounge, dining room, conservatory, downstairs cloakroom and kitchen to the ground floor. To the first floor there are three bedroom, family bathroom together with a further cloakroom. enclosed rear garden, garage and parking together with further off road parking to the front of the house.



Council Tax Band: C



#### Entrance Porch

4'11" x 3'7"

Upvc double glazed porch, composite front door leading to :-

#### Dining Room

10'9" x 9'10"

Double glazed window to front aspect, wood flooring, radiator, stairs to first floors, doors to :-

#### Fitted kitchen

13'4" x 7'5"

Double glazed windows to front and side aspect, range of base and eye level units, single sink with drainer and mixer tap set, plumbed for washing machine and dishwasher. Integral single oven and electric hob with extractor over, under counter space for both fridge and freezer. Tiled walls and floor to compliment, door to :-

#### Downstairs Cloakroom

Low level WC, wash hand basin, tiled floor to compliment.

#### Lounge

18'6" x 12'1"

Double glazed window to rear aspect, feature fireplace, radiator, double glazed patio doors to :-

#### Conservatory

14'7" x 10'2"

Upvc double glazed and part brick built, radiator, French doors to rear gardens.

#### Stairs

Stairs to first floor, storage cupboard x 2, loft hatch, doors to :-

#### Bedroom One

12'7" x 11'4"

Double glazed tilt and turn window to front aspect, radiator.

#### Bedroom Two

11'1" x 9'2"

Double glazed tilt and turn window to rear aspect, radiator,

#### Bedroom Three

9'2" x 7'1"

Double glazed tilt nd turn window to rear aspect, radiator

#### Bathroom

14'0" x 5'4"

Double glazed tilt and turn window to front aspect, enclosed walk in shower, low level WC, hand basin inbuilt to vanity unit, radiator, tiled walls and floor to compliment

#### Cloakroom

Additional WC, double glazed window to side aspect, part tiled walls to compliment

#### Rear Garden

Landscaped by the current vendor to include a patio area with shrub borders, side access to front of the house. At the end of the garden there is access to the garage

#### Garage and Parking

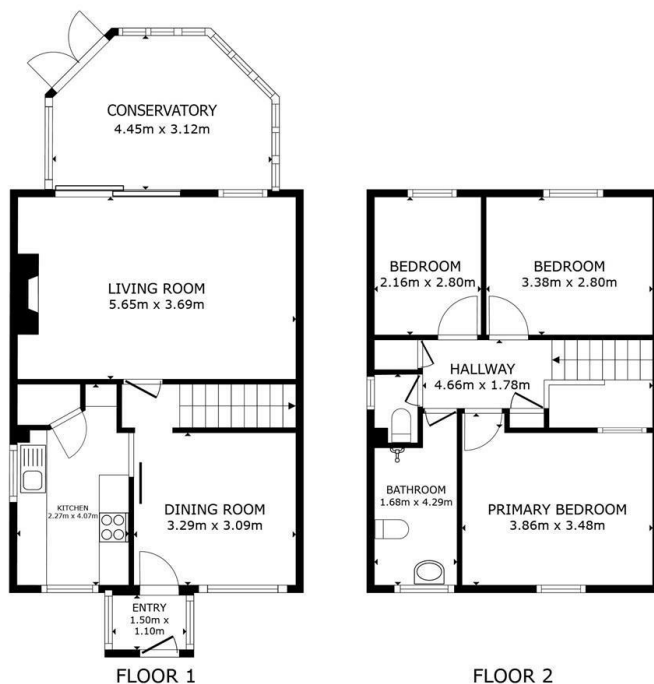
Single garage with up and over door, power and light connected with further parking for one car

#### Front Garden

The front has been laid to allow parking for several cars

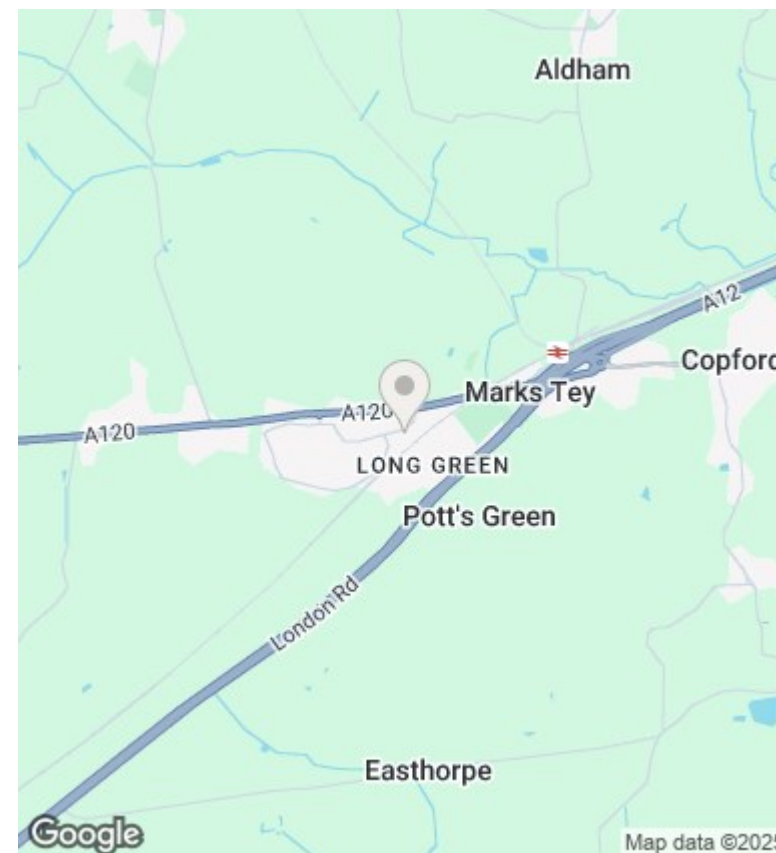
#### Agents Note

The current vendors have advised the Agent that there is fitted solar panels which allow an allowance of the electricity used.



GROSS INTERNAL AREA  
FLOOR 1 59.3 m<sup>2</sup> FLOOR 2 44.4 m<sup>2</sup>  
TOTAL : 103.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES




## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		