

Godmans Lane

Marks Tey

CO6 1XA

Offers in Excess of £325,000 Freehold

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- **WALKING DISTANCE TO MARKS TEY TRAIN STATION**
- **FULLY REFURBISHED TO AN EXCEPTIONAL STANDARD**
- **THREE BEDROOMS**
- **LOUNGE/DINER**
- **BRAND NEW CONTEMPORARY KITCHEN**
- **MODERN FAMILY BATHROOM**
- **PRIVATE REAR GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **THIS IS A MUST VIEW PROPERTY**

**** FULLY REFURBISHED TO AN EXCEPTIONAL STANDARD - THIS IS A MUST VIEW PROPERTY ****

Located with walking distance to the main line train station with direct links to both London Liverpool Street and Norwich, as well as local schools and park, this house is ideal for both commuters and families alike. This immaculate family home has been fully refurbished throughout to offer a high standard of modern living. The downstairs living space includes a spacious and welcoming reception room that has an open-plan layout to incorporate a dining area, perfect for entertaining guests or spending quality time with family, its contemporary lighting and Bowers & Wilkins ceiling speakers only accentuate the class of the refurbishment.

The brand new modern kitchen houses the integrated appliances that make life trouble free, its stylish design creates a bright and airy space that is sure to impress. The cloakroom completes the downstairs. To the first floor you find three bedrooms, two of these are doubles as well as a good sized single. The sophisticated family bathroom incorporates a bath as well as a rainfall shower and the elegant glass balustrade finishes off the first floor.

Outside to the front you have off road parking as well as an integrated garage. To the rear the private garden features a decking area for relaxation as well as side access for ease.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Glazed uPVC entrance door, laminate flooring, centre light, vertical radiator.

KITCHEN/BREAKFAST ROOM

14' 1" x 9' 10" (4.29m x 2.99m)

Windows to front and side, laminate flooring, inset spot lights, vertical radiator. Brand new contemporary fitted kitchen in Grey with a contrasting work-top incorporating integrated dishwasher, washing machine, fridge/freezer, eye level double oven, electric hob and a composite sink. The walls are partially tiled for ease.

LOUNGE

18' 7" x 10' 9" (5.66m x 3.27m)

Patio doors to rear, laminate flooring, inset spot lights and LED strip up-lighting, Bowers & Wilkins In-Ceiling speakers, radiator, feature fireplace with electric log style burner.

DINING ROOM

8' 3" x 6' 5" (2.51m x 1.95m)

Open plan from lounge, patio doors to rear, laminate flooring, centre light.

CLOAKROOM

Laminate flooring, centre light, low level WC.



FIRST FLOOR LANDING

Carpet, centre light, glass balustrade, loft access.

BEDROOM ONE

10' 11" x 10' 5" (3.32m x 3.17m)

Window to rear, carpet flooring, centre light, radiator, fitted wardrobes, wood panelling to walls.

BEDROOM TWO

10' 9" x 10' 4" (3.27m x 3.15m)

Window to front, carpet flooring, centre light, radiator, fitted wardrobes.

BEDROOM THREE

8' 0" x 7' 11" (2.44m x 2.41m)

Window to rear, laminate flooring, centre light, radiator.

FAMILY BATHROOM

7' 5" x 7' 3" (2.26m x 2.21m)

Obscured window to front, panelled bath with rain-fall shower over and screens, low level WC and vanity unit, partially tiled walls, heated towel rail.

EXTERIOR

FRONT

Garage with power & light, off road parking for two cars, laid to lawn, side access to rear garden.

REAR

Private rear garden, decking area, laid to lawn with mature trees and shrubs.

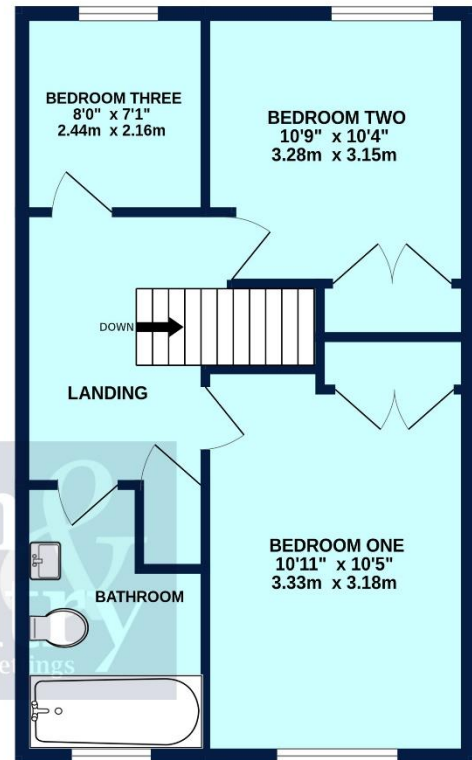
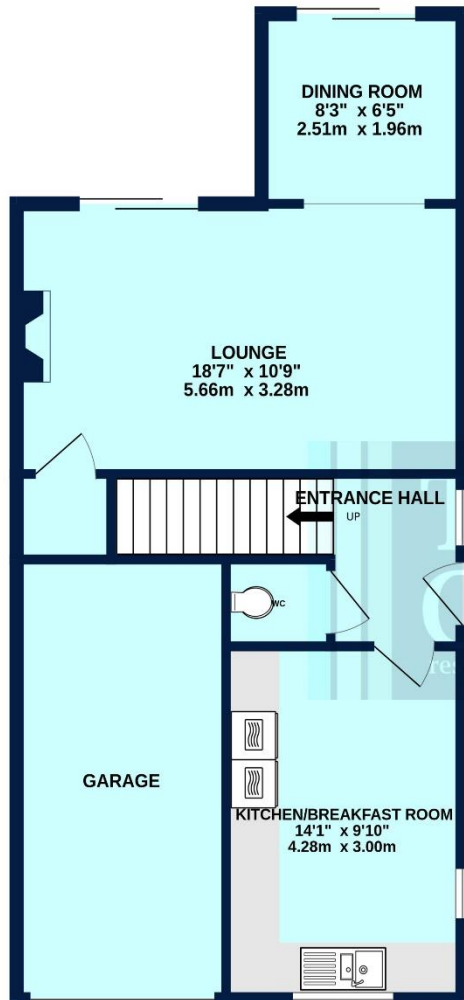






GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



GODMANS LANE

TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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