



Ley Field, Marks Tey

A well-proportioned three-bedroom family home situated in the desirable village of Marks Tey. Featuring spacious living space, three good-sized bedrooms and a detached garage, this property provides comfortable and versatile accommodation. Ideally positioned for local amenities, village life and excellent transport links, perfect for those seeking a practical and well-laid-out home.

Offers in excess of £325,000

Ley Field

Marks Tey, Colchester, CO6



- No onward chain
- Detached garage
- Large utility room
- Spacious family home
- Generous bedroom sizes
- Ideal for commuters
- Excellent transport links
- Bright living space
- Ground floor WC

The Property

The ground floor offers a welcoming hallway leading to a bright and spacious sitting/dining room, ideal for everyday living and entertaining. The separate kitchen is generously sized, with ample work surfaces and storage. Completing the downstairs layout is a large versatile utility room, which is also being used as office space, and a convenient WC, providing excellent practicality for modern living.

Upstairs features three well-sized bedrooms, including a particularly spacious principal bedroom. A family bathroom serves all rooms and completes the first floor. With balanced proportions throughout and thoughtful room placement, the property offers comfortable accommodation suitable for a range of lifestyles.

The Outside

The garden offers a great space for outdoor entertaining, with sliding doors leading from the living room onto a patio area. The remainder of the garden is laid to lawn and includes multiple sheds for additional storage. To the rear, the property also benefits from a detached garage, providing secure storage or workshop potential, along with further off-street parking.

The Area

Marks Tey is a popular and well-connected village, known for its blend of convenience and community appeal. The area offers a selection of local amenities including shops, schools, parks and eateries, while also benefiting from being moments from Marks Tey mainline station, providing direct rail links to London Liverpool Street. The A12 is easily accessible, making commuting straightforward, and the surrounding countryside offers scenic walks, cycling routes and a peaceful village atmosphere.

Further Information

Tenure - Freehold

Council tax - Colchester band C

Construction - Brick

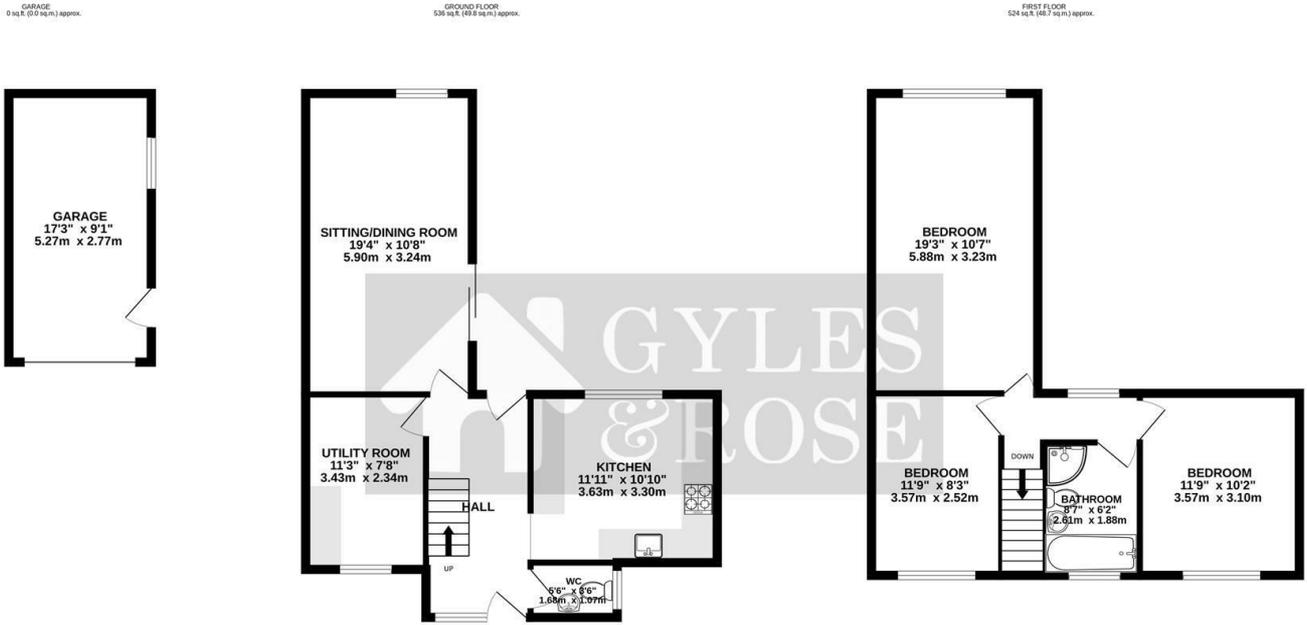
Mains Electricity, Water, Sewage and Gas

Estate charge of approx. £200 per annum.

Sellers Position: Offered chain free



Floor Plan



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Key: energy efficient - lower running costs	Current	Potential	Key: environmentally friendly - lower CO ₂ emissions	Current	Potential
(81-91) A			(81-91) A		
(61-80) B			(61-80) B		
(41-60) C			(41-60) C		
(21-40) D			(21-40) D		
(11-20) E			(11-20) E		
(1-10) F			(1-10) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	75