



**3 bedroom
Semi-Detached
House located
in Marks Tey.**

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Patten Close Marks Tey Colchester CO6 1ND



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*** GUIDE PRICE £350,000 to £375,000 ***

A beautifully presented three- bedroom semi- detached home offering stylish and modern living. The property features elegant wood flooring throughout the ground floor, a spacious living/dining room with media wall, a practical utility area, and the added convenience of a downstairs shower room. Externally, there is off- road parking and a well- maintained rear garden with patio, lawn, and summerhouse, all set in a popular and well- connected Marks Tey location.

STEP INSIDE

The hallway provides useful under stairs storage and leads naturally through to the principal living spaces.

The heart of the home is the stunning kitchen, measuring approximately 4.40m x 3.02m (14'5" x 9'11"), fitted with sleek high gloss cabinetry and a full range of integrated appliances. A central breakfast bar provides both a social hub and additional workspace, making this a highly functional and attractive room. Adjacent to the kitchen is a useful utility area with access to a contemporary ground floor shower room, adding everyday convenience and flexibility.

To the rear of the property, the generous living room/diner measures 5.69m x 3.26m (18'8" x 10'8") and is perfect for both relaxing and entertaining. This impressive space features a stylish media wall forming a contemporary focal point, while doors open directly onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor connection.

The continuity of the wood flooring enhances the sense of flow throughout the ground floor. Stairs rise from the hallway and are enhanced by modern glass screening and stylish wall panelling, adding a striking architectural feature.

The first-floor landing leads to three well- proportioned bedrooms and the family bathroom. The main bedroom measures 3.29m x 3.16m (10'10" x 10'4") and benefits from fitted wardrobes. The second double bedroom, also with fitted wardrobes, measures 3.30m x 3.16m (10'10" x 10'4"), while the third bedroom, ideal as a child's room, guest room or home office, measures 2.42m x 2.37m (7'11" x 7'9"). The bathroom is neatly arranged to serve all bedrooms.

STEP OUTSIDE

Externally, the property continues to impress. To the front, there is off road parking alongside a smart gravelled garden area which can also be used as parking. A paved pathway runs along the side of the house, leading through a gate to the rear garden. The rear garden is neat and well maintained, featuring a patio seating area, a lawned garden, and a charming summerhouse, ideal for use as a garden retreat, hobby space or home office.



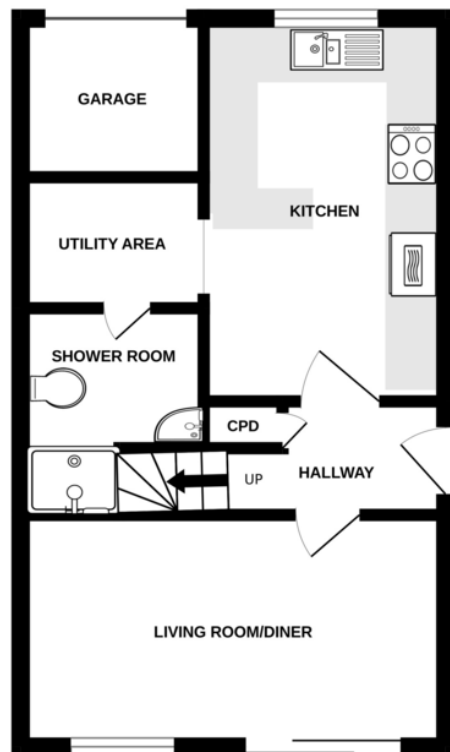
THE LOCATION

Situated in the popular village of Marks Tey, Patten Close enjoys a quiet residential setting while benefiting from excellent connectivity. Marks Tey is well regarded for its strong transport links, including mainline rail services to London Liverpool Street and easy access to the A12, making it ideal for commuters. The village offers a range of local amenities including shops, schools, and recreational facilities, while the nearby city of Colchester provides shopping, dining, and leisure options. Surrounded by attractive Essex countryside yet highly convenient for everyday needs, this location offers an excellent balance of village living and accessibility.

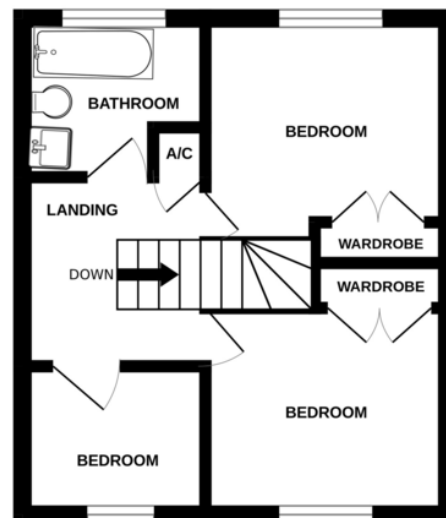


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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CONTACT

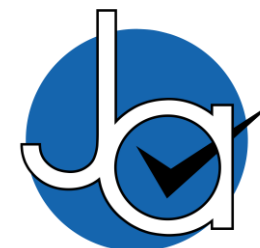
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