

**Keable Road, Marks Tey
CO6 1XB
£475,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- EXTENDED DETACHED HOUSE
- FOUR GENEROUS BEDROOMS
- 20'9 LIVING ROOM
- SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- FOUR PIECE FAMILY BATHROOM
- DOUBLE LENGTH GARAGE/WORKSHOP
- 0.10 ACRE PLOT
- AMPLE OFF ROAD PARKING
- CLOSE TO MARKS TEY MAINLINE STATION & A12 JUNCTION

****A BRILLIANT OPPORTUNITY TO ACQUIRE THIS EXTENDED FOUR BEDROOM TWO RECEPTION DETACHED EXECUTIVE STYLE HOUSE LOCATED IN MARKS TEY, CLOSE TO THE RAILWAY STATION****

This lovely home is set in this prominent position on this frequently requested development, due to its strategic commuting location to Marks Tey Train Station and easy access to the A12 corridor.

This versatile property has been extended, allowing for a better planned layout to suit a growing family. The accommodation now consists of entrance lobby opening to the entrance hallway, large living room (with log burner) and access via double doors to a separate dining area, fitted kitchen and ground floor cloakroom.

The first floor leads off the landing with four generous bedrooms and a four piece bathroom suite.

Outside the front is open plan with ample off road parking and access to a double (tandem style) garage with rear workshop area. The rear garden is off good size with side access.



The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY

Double glazed entrance door, open access to entrance hall.

ENTRANCE HALLWAY

Built-in double cloaks cupboard, stair flight to first floor landing, storage cupboard under stairs. Tiled flooring, radiator.

LIVING ROOM

20' 9" x 13' 6" (6.32m x 4.11m)

Double glazed window to front elevation, two double glazed picture windows and double glazed French doors to garden. Fire alcove inset log burner, LVT flooring, two radiators. Panel glazed double doors to dining room.

DINING ROOM

12' 9" x 8' 2" (3.88m x 2.49m)

Double glazed French doors to garden, wood laminate flooring, radiator.

KITCHEN

16' 6" x 7' 7" (5.03m x 2.31m)

Double glazed window to front elevation, double glazed frosted door to side. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards and glazed display. Stainless steel filter hood over a five ring gas hob, built-in electric oven and grill. Space for dishwasher, space for washing machine, space for fridge, space for freezer and space for tumble dryer, tiled flooring.

CLOAKROOM

7' 8" x 2' 10" (2.34m x 0.86m)

Double glazed frosted window to side elevation, low level WC and wash hand basin. Tiled splash backs, tiled flooring, radiator.



FIRST FLOOR LANDING

Access to loft space, built-in boiler cupboard with Baxi wall mounted boiler, radiator.

BEDROOM ONE

11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to front elevation, fitted wardrobe cupboards, radiator.

BEDROOM TWO

11' 8" x 9' 4" (3.55m x 2.84m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed window to rear elevation, radiator.

BEDROOM FOUR

8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to rear elevation, built-in wardrobe alcove, radiator.

FAMILY BATHROOM

8' 11" x 5' 5" (2.72m x 1.65m)

Extractor fan, double glazed frosted window to rear elevation, drop light switch. Low level WC, wash hand basin with mixer tap and vanity under, panel bath with mixer tap shower spray and shower cubicle with shower unit and folding door. Part tiled walls, wood effect tiled flooring, heated towel radiator.

FRONT GARDEN

Open plan with in/out block paved driveway with lawned border to side. Access to garage, side access to garden.

GARAGE

20' 9" x 9' 9" (6.32m x 2.97m)

Up and over door, storage to eaves, power and lighting. Open access to:

Work Shop Area: 12'7" x 5'11":

Window and door giving access to rear garden.

REAR GARDEN

Flagstone style patio area, outside water tap, lawned area, large rear decked patio area, stone/shingle area, timber storage shed and side access.

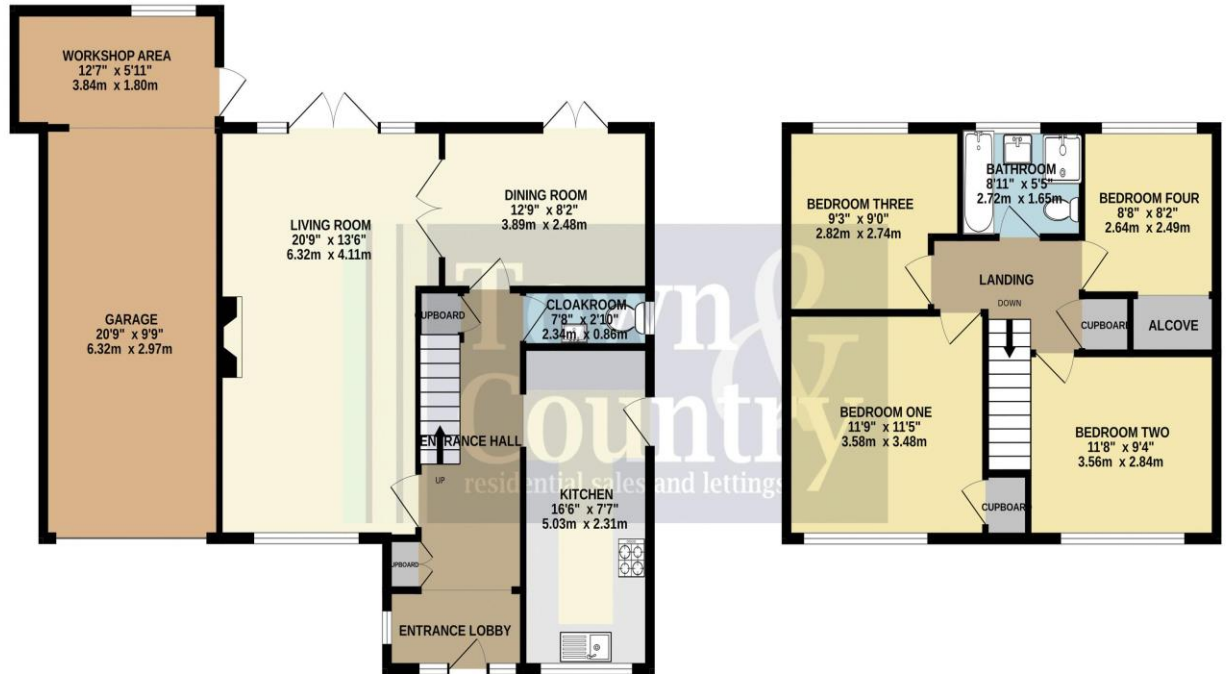






GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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