



**Coggeshall Road, Marks Tey CO6 1HT**



**welcome to**

## **Coggeshall Road, Marks Tey**

Well presented extended detached family home. With excellent commuter links into London Liverpool Street. Four bedrooms, dressing room, bathroom and ensuite. Kitchen/diner, lounge & study. Field views to rear.

### **Location**

Marks Tey is situated to the west of Colchester and is close to picturesque village of Coggeshall. Marks Tey is ideally positioned for commuters as the mainline railway station is a short walk away as well as the A12 and A120 linking Colchester and Chelmsford. The Village offers a local primary school and short drive to highly rated secondary schools, local shops and supermarkets within 1/2 miles.

### **Entrance Porch**

#### **Entrance Hall**

14' 7" x 5' 9" ( 4.45m x 1.75m )

Entrance door to front with windows to side. Stairs rising to first floor.

### **Cloakroom**

4' 8" x 2' 3" ( 1.42m x 0.69m )

Double glazed window to side. Wash hand basin and wc.

### **Kitchen / Diner**

26' x 11' ( 7.92m x 3.35m )

Double glazed bay window to front. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer. Oen, hob and extractor over. Space for fridge/freezer. Tiled walls and spotlighting.

### **Lobby**

4' 8" x 5' 3" ( 1.42m x 1.60m )

Doors to study and lounge.

### **Lounge**

20' 5" x 10' 8" ( 6.22m x 3.25m )

Double glazed windows to rear and side. French doors to rear. Modern upright radiator.

### **Study**

15' 6" x 5' 3" ( 4.72m x 1.60m )

Door to rear and window to side.

### **First Floor**

#### **Landing**

#### **Bedroom One**

12' 4" x 11' 2" ( 3.76m x 3.40m )

Double glazed window to rear. Radiator and doors into ensuite and dressing room.

#### **Ensuite**

6' 9" x 4' 8" ( 2.06m x 1.42m )

Double glazed frosted window to side. Corner shower cubicle. Vanity wash hand basin and wc. Fully tiled walls and flooring.

#### **Dressing Room**

#### **Bedroom Two**

13' 2" x 7' 1" ( 4.01m x 2.16m )

Double glazed window to front and radiator.

#### **Bedroom Three**

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window to side and radiator.,

#### **Bedroom Four**

8' 9" x 6' 9" ( 2.67m x 2.06m )

Double glazed window to side and radiator.

#### **Bathroom**

8' x 7' 7" ( 2.44m x 2.31m )

Double glazed frosted window to front. Panel enclosed corner bath with shower over. Pedestal wash hand basin and wc. Extractor and radiator.



## Exterior

### Front

Enclosed by fencing and hedging to both sides. Large driveway to front offering off road parking for numerous vehicles. Side access to rear.

### Rear Garden

Enclosed by panel fencing. Commencing with a patio area which leads onto a large rear garden with lawned area, path, shrub and flower borders and outbuildings.



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welcome to

## Coggeshall Road, Marks Tey

- Extended detached family home
- Large rear garden
- Large driveway to front
- Four bedrooms & dressing room
- Bathroom & ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
CGS105587 - 0006

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