



3 bedroom Semi-Detached House located in Marks Tey.

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
ESTATE AGENTS

Patten Close Marks Tey Colchester CO6 1ND

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £3000,000 TO £335,000

This three- bedroom semi- detached home offers a spacious lounge/diner, a stylish cream shaker- style kitchen with integrated appliances, three well- proportioned bedrooms with fitted wardrobes, and a fully paved, low- maintenance rear garden. Situated in the well- connected village of Marks Tey, the property benefits from convenient access to the A12/A120 and a railway station with direct links to London and Ipswich, along with useful local amenities and the peaceful charm of nearby countryside.

STEP INSIDE

Step inside where a welcoming entrance hall leads directly into the spacious lounge/diner measuring 5.70m x 3.28m (18ft 8.4in x 10ft 9.1in). This bright and inviting room offers a comfortable setting for both relaxation and dining, with easy flow through to the rest of the ground floor.

Toward the front of the property, the kitchen provides a stylish and practical cooking space measuring 3.06m x 4.44m (10ft 0.5in x 14ft 6.8in). It features classic cream shaker style cabinetry paired with contrasting black countertops and coordinating wall tiles, thoughtfully matched to the sleek black floor tiles. Integrated appliances are neatly built in, creating a clean, streamlined layout that maximises workspace while maintaining an attractive, cohesive finish.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom measures 3.3m x 3.2m (10ft 9.9in x 10ft 6.0in) and includes fitted wardrobes, providing generous storage without compromising on

floor space. The second bedroom offers a similarly balanced layout at 3.2m x 3.3m (10ft 6.0in x 10ft 9.9in), also complete with fitted wardrobes, while the third bedroom measures 2.4m x 2.4m (7ft 10.5in x 7ft 10.5in), ideal as a guest room, home office, or nursery.

The first floor also includes a neatly arranged family bathroom and additional storage, with the overall layout of the home offering practical everyday living across both levels.

STEP OUTSIDE

Outside, the property benefits from a private driveway providing convenient off road parking and direct access to the adjoining garage. To the rear, the garden is arranged entirely as a patio, creating a smart, low maintenance outdoor space ideal for relaxing or entertaining without the upkeep of traditional lawned areas. The garden is fully enclosed with fencing, offering privacy and a secure, defined boundary, while still providing scope to add potted plants or outdoor furniture to personalise the space.

THE LOCATION

Marks Tey is a well-connected Essex village just southwest of Colchester, offering a blend of rural calm and everyday convenience. It benefits from good local amenities and a railway station with direct links to London and Ipswich, making it appealing for commuters while still enjoying the charm of nearby countryside and outdoor spaces.



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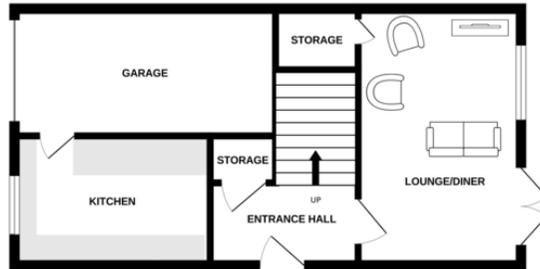
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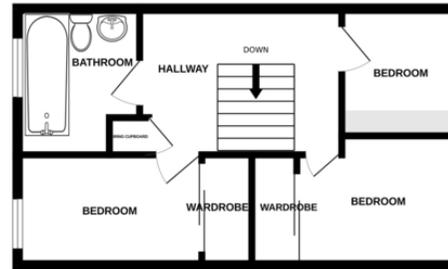


FLOORPLAN

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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DIRECTIONS

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