



Ley Field, Colchester

Situated within the sought-after village of Marks Tey, this detached two-bedroom home offers generous living accommodation, a versatile layout and excellent potential for a buyer looking to personalise a property over time. Featuring two reception rooms, an enclosed rear garden, detached garage and driveway parking, the property is well suited to downsizers, first-time buyers or those seeking a well-connected village location close to Colchester.

Offers in excess of £260,000

Ley Field

Colchester, CO6



- Detached two-bedroom home in a popular residential location
- Well-proportioned kitchen with ample worktop and cupboard space
- Driveway parking and garage measuring approximately 17'5" x 9'2"
- Spacious dual-aspect sitting room with feature fireplace and sliding doors to the garden
- Ground floor cloakroom and first floor shower room
- Offered with approximately 925 sq. ft. of accommodation including garage
- Separate snug providing an ideal second reception room, home office or hobby space
- Enclosed rear garden with detached garage and additional lawned frontage

The Property

The front door opens into a welcoming entrance hall with staircase rising to the first floor and access to a convenient ground floor WC.

The generous sitting room is positioned to the rear of the property, enjoying a dual aspect with sliding patio doors opening directly onto the garden. A feature stone fireplace provides a central focal point, while the room offers ample space for both seating and entertaining.

A separate snug offers excellent flexibility and could be used as a family room, formal dining room, home office or occasional guest space.

The kitchen is fitted with a range of base and wall units providing good storage and worktop space, with room for freestanding appliances and a serving hatch connecting to the sitting room.

Upstairs, the first floor comprises two comfortable double bedrooms with ample room for storage.

The shower room has been modernised with a contemporary suite including a large shower enclosure, wash hand basin and WC.

The Outside

The property enjoys lawned gardens to both the front and rear.

To the rear, the enclosed garden provides a private outdoor space with patio area, established planting and mature shrubs, creating an attractive setting for relaxing or entertaining.

A detached garage is located nearby and measures approximately 17'5" x 9'2", offering excellent storage or parking, with additional driveway parking available.

The Area

Marks Tey is a highly regarded village located to the west of Colchester, offering an excellent balance of village living and commuter convenience.

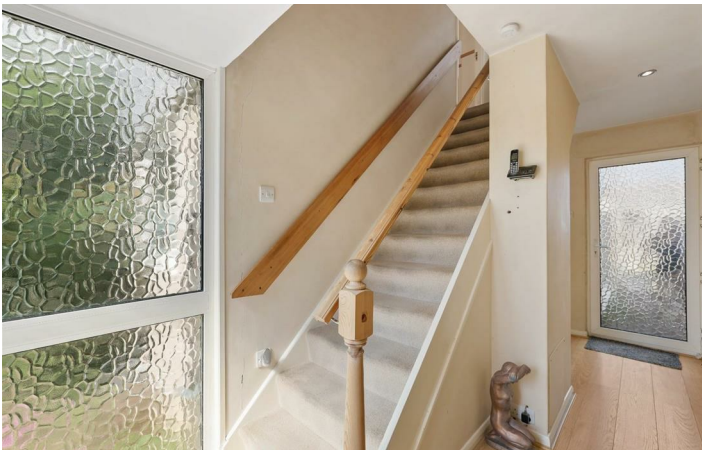
The village benefits from a range of everyday amenities including local shops, public houses, primary schooling and recreational facilities. Marks Tey railway station provides direct rail services to London Liverpool Street, making it a popular choice for commuters.

Colchester city centre is only a short drive away and offers an extensive selection of shopping, restaurants, leisure facilities and highly regarded schools. The A12 is also easily accessible, providing convenient road links towards Chelmsford, London and the Suffolk coast.

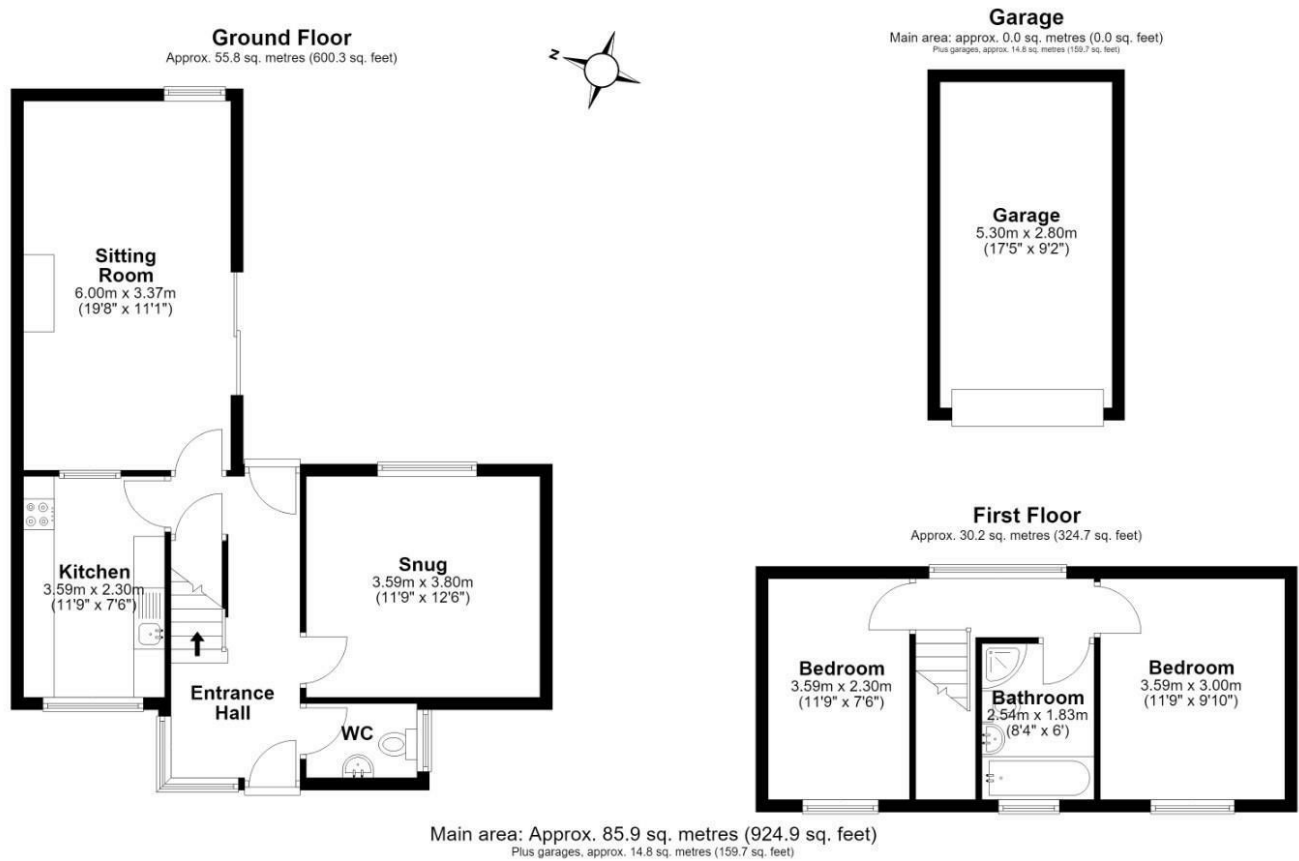
Further Information

Tenure: Freehold

Local Authority: Colchester City Council



Floor Plan



All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

Ley Field, Marks Tey

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		