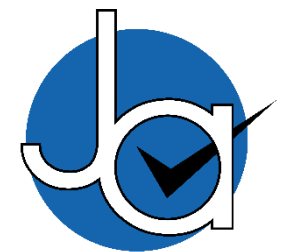




4 bedroom Detached House located in Great Tey.

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

Greenfield Drive Great Tey Colchester CO6 1AA

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £375,000 TO £400,000

A well-maintained and extended four-bedroom detached home offering spacious and versatile accommodation, ideal for family living. The property features a generous lounge/dining room, fitted kitchen, and a conservatory opening onto a landscaped rear garden with a private outlook backing onto playing fields. Located in the popular village of Great Tey, the home also benefits from a garage, driveway parking, and good access to local amenities and transport links.

STEP INSIDE

Upon entering the property, you are welcomed into a bright and inviting reception hallway, beautifully finished with polished ceramic floor tiling that flows seamlessly throughout much of the ground floor, creating an immediate sense of quality and continuity. The hallway benefits from a full-height cloaks/storage cupboard, additional built-in storage, and shelving, providing excellent practicality.

The principal living space is a spacious dual-purpose lounge/dining room (7.46m x 3.48m / 24'6" x 11'5"), offering an abundance of natural light and ample room for both relaxing and entertaining. The proportions allow for flexible furniture arrangements, making this an ideal social hub of the home.

Adjacent is the well-appointed kitchen (4.50m x 2.86m / 14'9" x 9'5"), fitted with a comprehensive range of contemporary cream gloss base and wall-mounted cabinetry, complemented by cream metro-style tiled splashbacks and contrasting speckled grey laminate work surfaces. The kitchen is equipped

with an inset ceramic hob with extractor hood over, a built-in double oven housed within a striking full-height grey gloss unit, a pull-out vertical storage system, and a cupboard discreetly housing the Thermecon oil-fired boiler.

Leading from the kitchen is the impressive conservatory/family room (5.72m x 2.76m / 18'9" x 9'1"), a particularly versatile addition to the home featuring a fireplace and double opening doors that lead directly onto the rear garden patio, creating a seamless connection between indoor and outdoor living.

The first-floor landing provides access to the loft and all bedrooms.

The principal bedroom (3.69m x 3.49m / 12'1" x 11'5") is a comfortable and well-proportioned space, complete with built-in wardrobes offering excellent storage.

Bedroom two measures 3.69m x 3.49m (12'1" x 11'5"), also a generous double room.

Bedroom three is 3.49m x 3.12m (11'5" x 10'3"), another well-sized bedroom suitable for guests or family.

Bedroom four measures 2.88m x 1.74m (9'5" x 5'9"), ideal as a single bedroom, nursery, or home office.

The family bathroom (2.35m x 1.71m / 7'9" x 5'7") is finished with fully tiled walls and comprises a panel-enclosed bath with thermostatically controlled shower over, a vanity unit with inset wash hand basin and storage below.



4



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STEP OUSIDE

To the front of the property is a neatly maintained lawned garden, alongside a double herringbone brick driveway providing off-road parking for multiple vehicles. This leads to the garage, which benefits from an up-and-over door, power, and lighting.

The sunny rear garden has been thoughtfully landscaped to create multiple seating and entertaining areas. A raised timber deck with balustrade provides an ideal space for outdoor dining or relaxing, with steps leading down to a paved walkway and further raised patio area. A particular highlight is the garden's open outlook backing onto Great Tey playing field, ensuring the space is unoverlooked and enjoys a high degree of privacy.

AGENTS NOTE

Fixtures and fittings shown or referred to in this property are for guidance only. Any items to be included in the sale are subject to agreement between the buyer and seller and will be confirmed as part of the legal conveyancing process.



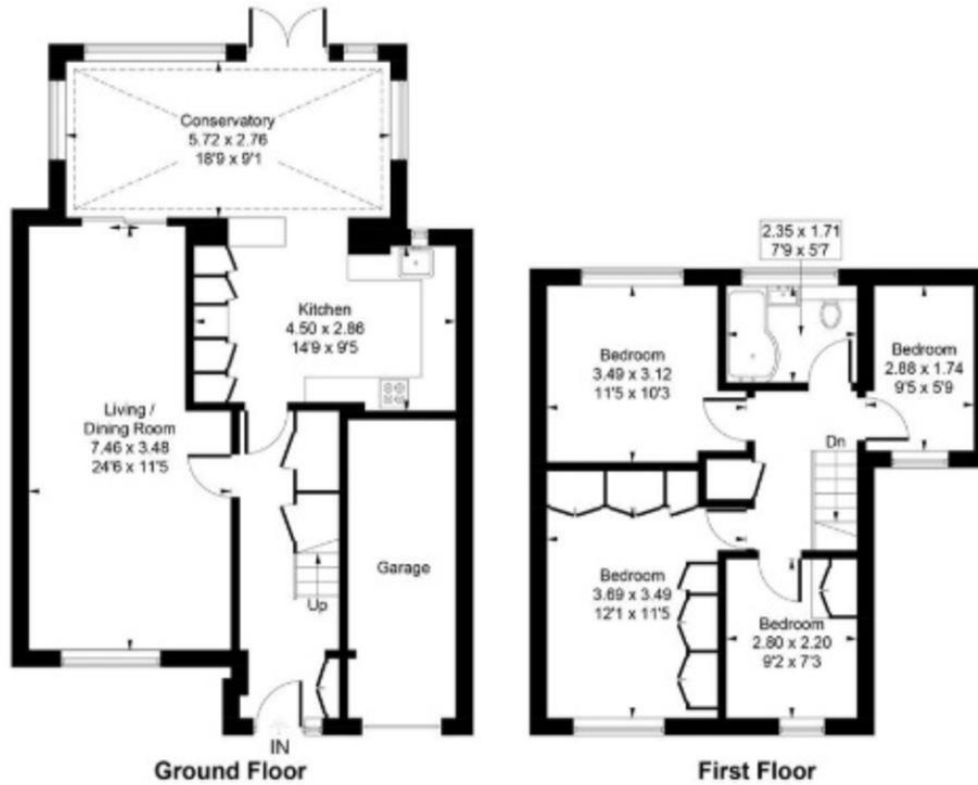


Greenfield Drive, Great Tey, Colchester, CO6 1AA



FLOORPLAN

Greenfield Drive, Great Tey



DIRECTIONS

CONTACT

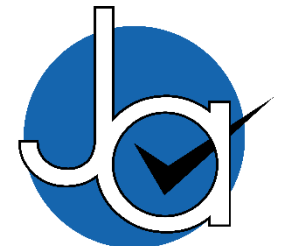
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