

**Coggeshall Road, Marks Tey  
CO6 1LL  
Guide Price £330,000-£345,000  
Freehold**

**Town & Country**  
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- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- NEWLY FITTED LARGE KITCHEN & UTILITY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- CONSERVATORY
- BEAUTIFUL SOUTH FACING REAR GARDEN
- POTENTIAL GROUND FLOOR ANNEXE OPPORTUNITY
- CLOSE TO MAINLINE STATION & EASY ACCESS TO A12

CALLING ALL COMMUTERS - FOUR BEDROOM FAMILY HOME JUST MINUTES FROM SCHOOLS, MARKS TEY RAILWAY STATION & EXCELLENT ROAD LINKS WITH EASY ACCESS TO A12

This extended property offers lots of flexible living accommodation including cosy lounge, separate dining room, large newly fitted kitchen opening up to a beautiful conservatory, utility room and downstairs WC.

Upstairs are three bedrooms with En-suite to principal bedroom and family bathroom. Bedroom Four/Study is located on the ground floor.

THERE IS A POTENTIAL TO EASILY RECONFIGURE THE GROUND FLOOR ROOMS TO CREATE AN ATTACHED ANNEXE.

A south facing good size rear garden completes this brilliantly located, character filled home.



The accommodation with approximate room sizes are as follows:

### **LOUNGE**

15' 6" x 10' 6" (4.72m x 3.20m)

Part obscure double glazed entrance door, double glazed window to front aspect, radiator. Stairs to first floor landing.

### **DINING ROOM**

10' 10" x 9' 6" plus door recess (3.30m x 2.89m)

Obscure double glazed door to rear garden, double glazed window to rear aspect, wood flooring, radiator.

### **KITCHEN/BREAKFAST ROOM**

16' 4" x 10' 0" (4.97m x 3.05m)

Newly fitted range of base, drawer and matching and eye level units, roll edge worktops inset stainless steel round sink. Built-in electric oven and hob, integrated fridge and dishwasher. Tiled flooring, breakfast bar. Open plan to:

### **CONSERVATORY**

9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window to rear and side aspects, tiled flooring, radiator.

### **UTILITY ROOM**

8' 9" x 7' 0" (2.66m x 2.13m)

Double glazed window to rear aspect. Base unit with wood work surface inset ceramic sink and drainer unit. Space and plumbing for washing machine, space for fridge/freezer and tumble dryer. Tiled flooring, smooth ceiling.

### **CLOAKROOM**

7' 3" x 2' 10" (2.21m x 0.86m)

Obscure double glazed window to side aspect, tiled flooring, smooth ceiling with spotlight. Low level WC and pedestal sink, half tiled walls.



#### **BEDROOM FOUR**

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window to front aspect, carpet flooring, smooth ceiling, radiator.

#### **FIRST FLOOR LANDING**

Carpet flooring, smooth ceiling with spot lights, radiator, loft access.

#### **PRINCIPAL BEDROOM**

21' 1" x 10' 10" (6.42m x 3.30m)

Double glazed windows to front and rear aspects with field views to front. Carpet flooring, two radiators, loft access.

#### **EN-SUITE SHOWER ROOM**

8' 0" x 2' 11" (2.44m x 0.89m)

Low level WC, pedestal sink and shower cubicle with mains shower. Tiled flooring, fully tiled walls, heated towel rail.

#### **BEDROOM TWO**

12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed window to front aspect with field views, carpet flooring, smooth ceiling, radiator. Airing cupboard with radiator, wall mounted Worcester boiler.

#### **BEDROOM THREE**

7' 7" x 7' 4" (2.31m x 2.23m)

Double glazed window to rear aspect, carpet flooring, radiator.

#### **BATHROOM**

7' 7" x 7' 3" (2.31m x 2.21m)

Obscure double glazed window to rear aspect. Low level WC, vanity sink unit with storage under, panelled bath and separate shower cubicle with electric shower. Non-slip flooring, radiator.

**EXTERIOR**

**FRONT**

Steps and path to entrance door, large raised area, access to rear via side gate.

**REAR**

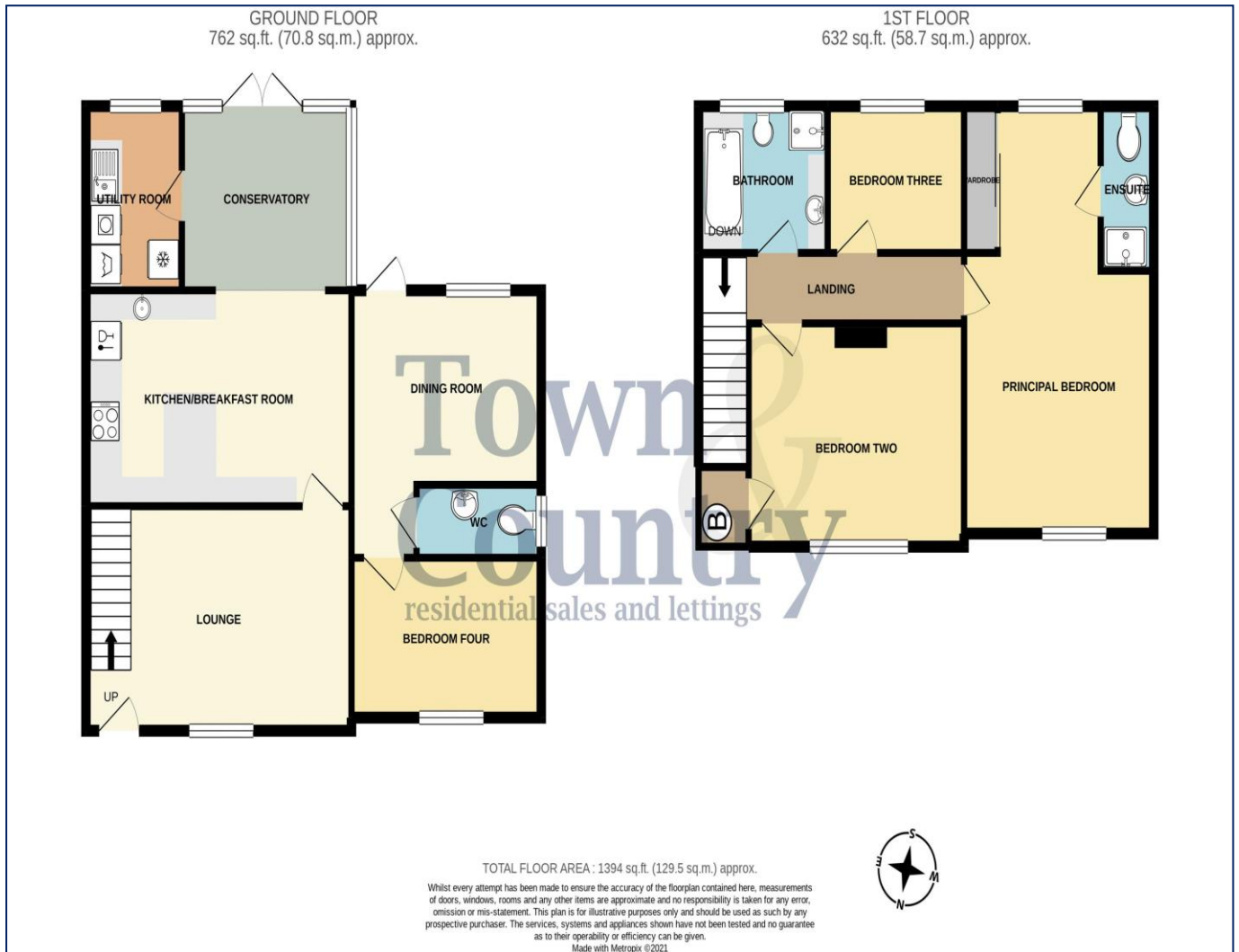
Beautiful enclosed and established south facing rear garden commencing with patio area, remainder being laid to lawn with mature and well stocked borders, trees. Summer house/storage. Access to front via side gate.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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