

Patten Close, Marks Tey, Colchester, CO6 1ND



**Freehold**

Guide Price

**£385,000 to £400,000**

Subject to contract

**Well-presented detached  
bungalow**

**3 bedrooms,  
2 reception rooms  
1 bathroom**



## Some details

### General information

This immaculately presented three bedroom detached bungalow offers a spacious well presented interior along with a delightful and low maintenance rear garden, off road parking provided by a driveway, and a garage.

The accommodation briefly comprises of a welcoming entrance hall with doors leading to all the rooms and the loft hatch.

The spacious lounge is situated at the front of the property and boasts a double-glazed curved bay window, carpeted flooring, well presented décor, double glazed window to the side aspect of the property, and a gas feature fireplace.

The separate kitchen comprises of a range of matching base and eye level units with worktops over, tiled splashbacks, and inset stainless steel sink and drainer. There is undercounter spaces and plumbing for appliances, as well as an integrated fridge/freezer, double oven, gas hob, and extractor fan over. There is a double-glazed window and door leading out to the side of the property.

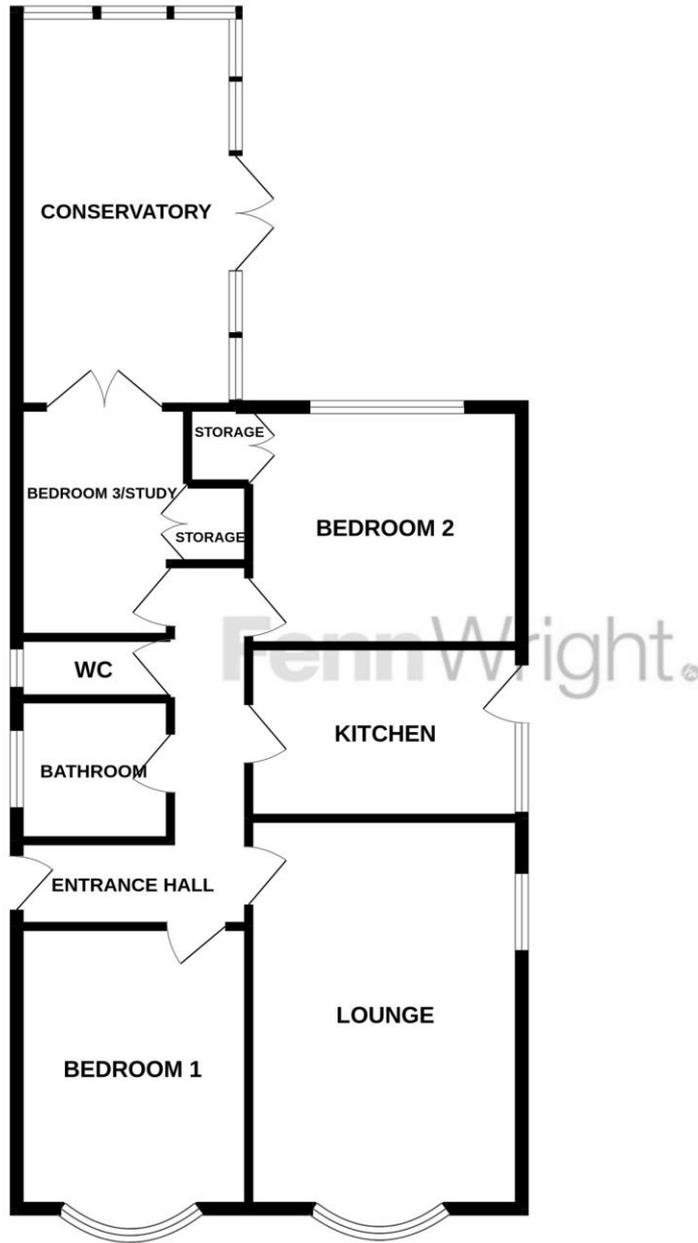
All three bedrooms within the property are very generous in size and all come equip with built in storage/wardrobes. Bedroom one is situated at the front of the property, has carpeted flooring, and a curved double glazed bay window overlooking the driveway. Bedrooms two and three are positioned at the rear of the property, have carpeted flooring, bedroom two has a double-glazed window overlooking the garden, and bedroom three allows access via French doors to the conservatory.

The tastefully finished conservatory has wood effect flooring, double glazed windows, French doors leading out to the rear garden, and a radiator.



A beautifully presented three bedroom detached bungalow situated in the ever popular village of Marks Tey, well known for great transport links and close proximity to local amenities.

GROUND 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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**Entrance hall**

**Lounge**

16' 10" x 11' 8" (5.13m x 3.56m)

**Kitchen**

**Bedroom one**

12' 2" x 9' 11" (3.71m x 3.02m)

**Bedroom two**

11' 10" x 10' (3.61m x 3.05m)

**Bedroom three**

9' 11" x 7' 6" (3.02m x 2.29m)

**Conservatory**

17' x 9' 4" (5.18m x 2.84m)

**Bathroom**

6' 7" x 6' 1" (2.01m x 1.85m)

**Cloakroom**

6' 7" x 2' 8" (2.01m x 0.81m)



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Particulars for 3 Patten Close, Marks Tey, Colchester, CO6 1ND

### Outside

At the front of the property there is a large block paved driveway allowing off road parking and access to the garage. The front garden has been finished off neatly with decorative slate chippings and an established flower bed. The rear garden has been completely block paved bar flower bed edgings and is completely private and unoverlooked. There is side access to the front of the property, a shed, and a personnel door leading into the garage which has power, lighting and an electric roller door.

### Where?

The property is situated in the popular village of Marks Tey to the west of Colchester city centre, having excellent transport links including Marks Tey mainline station with direct links to London Liverpool Street, as well as easy access to the A120 & A12 dual carriageways. Marks Tey also has good school catchments, amenities, and lovely village walks close by.

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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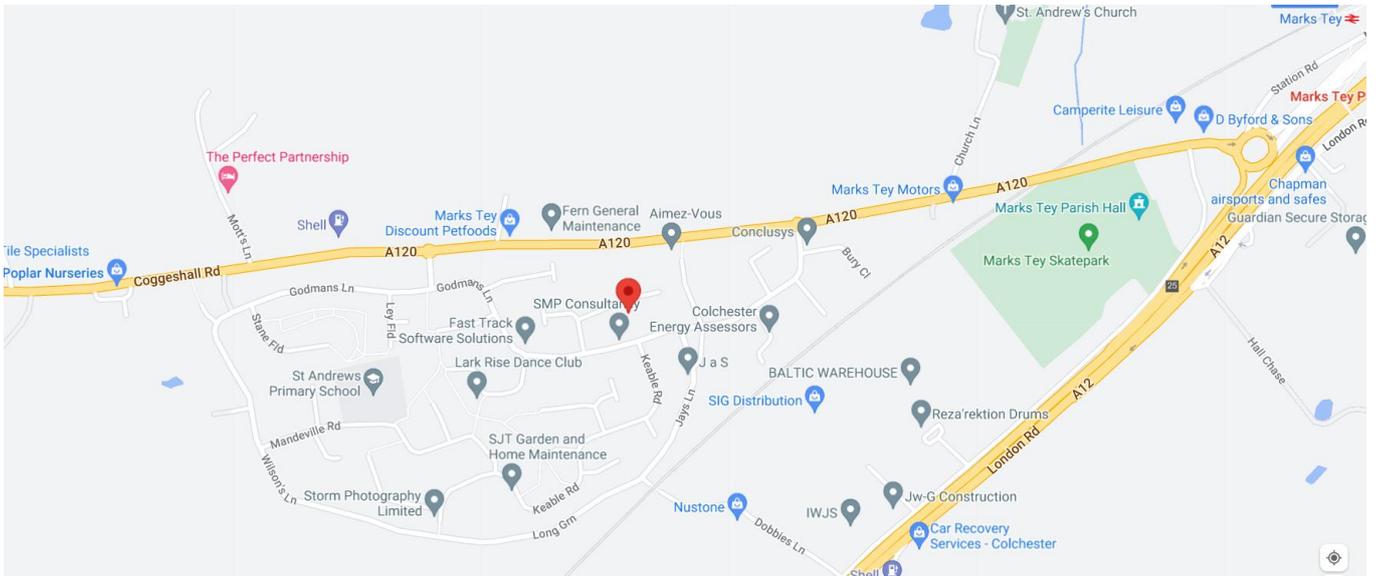
### Viewing

To make an appointment to view this property please call us on 01206 763 388.

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## Directions

Proceed from our Stanway Tollgate branch along the A12 towards London, taking the first slip road off to Marks Tey. At the roundabout turn right over the A12 dual carriageway then at the next roundabout take the first exit onto the A120. After approx. quarter of a mile turn left onto Ashbury Drive and continue onto Godmans Lane. Take a right hand turn into Well Side and a further right into Patten Close where the property can be found on the left-hand side

To find out more or book a viewing

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