



**4 bedroom
Semi-Detached
House located
in Marks Tey.**

Guide Price
£550,000 - £600,000

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**JOHN ALEXANDER
ESTATE AGENTS**

Coggeshall Road Marks Tey Colchester CO6 1HS



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £550,000 TO £600,000
Set on a generous $\frac{1}{4}$ acre plot, this beautifully presented four-bedroom semi-detached home offers spacious, well-appointed accommodation throughout, perfectly blending comfort and practicality. Set back from the road, the property boasts a two reception rooms, a sizable modern kitchen, two large outbuildings for versatile use, and a generous garden ideal for outdoor living. Conveniently located with easy access to the A12 and close to local amenities, this home is perfect for families seeking space and convenience.

STEP INSIDE

Upon entering through the entrance porch (6'0" x 3'10" / 1.83m x 1.17m), you are welcomed into a bright and inviting entrance hall (13'6" x 12'3" / 4.11m x 3.73m) featuring solid oak stairs leading to the first floor and a useful storage cupboard.

To the left, the lounge (24'2" x 12'5" / 7.36m x 3.78m) impresses with its generous proportions and double-glazed French doors opening onto the garden, creating a seamless indoor-outdoor flow. Adjacent is the elegant dining room (15'4" x 11'11" / 4.67m x 3.63m), complete with a charming fireplace and surround, perfect for family meals or entertaining guests.

The property also boasts a stunning kitchen/family room (18'0" x 17'7" / 5.48m x 5.36m), designed for modern living. This space features tiled flooring, a smooth and coved ceiling with spotlights, and double-glazed French doors to the garden.

The kitchen is fitted with a range of base and eye-level units, display cabinets, wood work surfaces, and a $1\frac{1}{2}$ bowl stainless steel sink and drainer. There is an integrated dishwasher, space for a fridge freezer, and a central island with room for a Rangemaster cooker. A storage cupboard with power adds practicality. Off the kitchen, the utility room/cloakroom (8'0" x 6'1" / 2.44m x 1.85m) offers a vanity sink unit, low-level W.C., storage units, and space with plumbing for a washing machine and tumble dryer.

Moving upstairs via the feature gallery landing (13'9" x 13'3" / 4.19m x 4.04m), you will find four generously sized bedrooms. Bedroom One (16'0" x 14'9" / 4.87m x 4.49m) is a spacious retreat, while Bedroom Two (21'5" x 9'3" / 6.52m x 2.82m) offers excellent versatility. Bedroom Three (15'6" x 8'10" / 4.72m x 2.69m) and Bedroom Four (13'5" x 7'6" / 4.09m x 2.28m) complete the sleeping accommodation.

The family bathroom (12'6" x 8'0" / 3.81m x 2.44m) is luxuriously appointed with tiled flooring, two heated towel rails, a pedestal sink, low-level W.C., double bath, and a corner power shower with mains, all set against fully tiled walls.

STEP OUTSIDE

To the front, the property offers a paved driveway providing parking for several vehicles. The rear garden is generous in size and fully enclosed with panelled fencing, making it ideal for families. It is mainly laid to lawn with a patio area and an additional raised patio area, perfect for outdoor dining and entertaining. There are four outbuildings, offering exceptional versatility-one currently used as a bar, another



as a gym, with the remaining two providing excellent storage or workshop space.

THE LOCATION

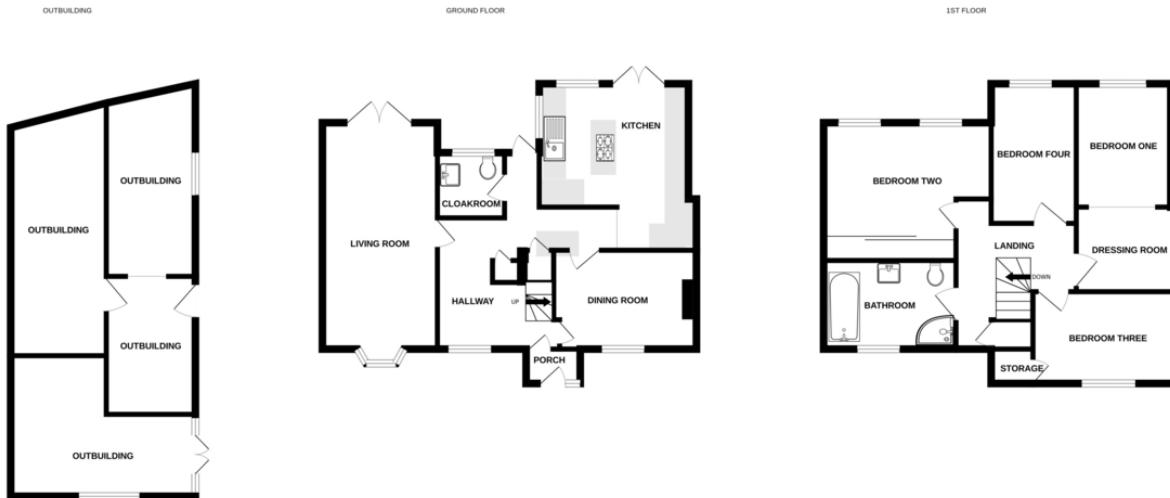
Situated in a tranquil residential area, this property enjoys close proximity to a variety of local amenities and highly regarded schools. Ideal for commuters, Marks Tey railway station is easily accessible, offering direct links to London Liverpool Street. Excellent road connections via the nearby A12 and A120 provide swift access to Colchester, Chelmsford, and beyond, ensuring convenience for both work and leisure travel.



Coggeshall Road, Marks Tey, Colchester, CO6 1HS



FLOORPLAN



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

CONTACT

**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
ESTATE AGENTS