



- An Executive Detached Four Bedroom Family Home
- Marks Tey Location - Striking Distance Of Mainline Station
- Two Reception Rooms
- Ground Floor Cloakroom & Utility Room
- En-Suite To Master Bedroom
- Well-Proportioned Bedrooms
- Landscaped Rear Garden With Inset Firepit
- An Imposing And Well Presented Four Bedroom Family Home

**15 Keable Road, Marks Tey, Colchester, Essex. CO6 1XB.**

\*\* Guide Price £475,000 to £500,000 \*\* An executive detached family home, offering four well-proportioned bedrooms and an impressive amount of reception and living space throughout. Commanding a favourable position within Marks Tey, moments from Marks Tey Station offering unrestricted access to London Liverpool Street Station, as well within easy reach of Colchester's exciting and vibrant city centre - home to an array of boutiques, restaurants, bars and shops. Presented to market in excellent order and nestled at the start of a small cul-de-sac, this home needs to be viewed in person to be appreciated in its entirety.





# Property Details.

## Ground Floor

### Entrance Porch

Ceramic tiled floor, window to side, part wood panelled walls, inset spot lighting, glass panelled door with internal windows either side to:

### Inner Hallway

Double radiator, further window to side, dado rail, stairs to first floor, electric points, doors to:

### Ground Floor Cloakroom

Half tiled wall, low level vanity wash basin, radiator, UPVC window to side aspect.

### Living Room



14' 7" x 12' 11" ( 4.45m x 3.94m ) Bay window to front aspect, double radiator, gas fireplace, door into:

### Dining Room



14' 11" x 9' 5" ( 4.55m x 2.87m ) Double glazed French doors to rear aspect, double radiator, further door leading to:

## Kitchen



14' 11" x 9' 4" ( 4.55m x 2.84m ) Double glazed French doors and window to rear aspect, further double glazed window to side, selection of eye and base level units with roll top work surface, single sink and drainer with mixer tap and tiled splash backs, electric oven and integrated microwave, separate gas hob, integrated dishwasher.

### Utility Room

7' 10" x 7' 3" ( 2.39m x 2.21 m ) Double glazed window to side aspect, selection of eye and base level units with roll top work surface, single sink and drainer with mixer tap and tiled splash backs, space for fridge freezer and washing machine.

## First Floor

### Landing

Single radiator, airing cupboard housing immersion heater and shelving, doors to:

### Master Bedroom



15' x 12' 8" ( 4.57m x 3.86m ) Double glazed window to front aspect, single radiator, selection of fitted wardrobe and cupboard space with mirror panelled doors, door to:

# Property Details.

## En Suite

Extractor fan, inset spot lighting, chrome heated towel rail, low level WC, pedestal wash hand basin, double shower cubicle, wood effect lino.

## Bedroom Two



12' 6" x 11' 9" ( 3.81m x 3.58m ) Double glazed window to front aspect, single radiator.

## Bedroom Three



9' 5" x 8' 8" ( 2.87m x 2.64m ) Double glazed window to rear aspect, single radiator.

## Bedroom Four

9' 5" x 8' 8" ( 2.87m x 2.64m ) Double glazed window to rear aspect, single radiator.

## Bathroom



Obscure double glazed window to rear aspect, panelled bath with shower, low level WC, pedestal wash hand basin, chrome radiator.

## Outside

### Front Garden

The front garden is laid to lawn with flower and shrub borders, a paved driveway leads to the garage with power and light connected, gated side access to rear garden.

### Rear Garden



The rear garden is predominately laid to lawn with large patio area, flower and shrub borders all enclosed by panel fencing.

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.