



- Four Bedroom Detached Family Home
- Marks Tey Location - Easy Access To Mainline Station
- Living-Dining Reception Room
- Kitchen-Breakfast Room
- Downstairs Cloakroom
- First Floor Family Bathroom
- Integral Access Into The Garage
- Off Road Parking
- Large Private & Rear Garden
- Offered With No Onward Chain
- Viewings Available At Request

## 4 Dinants Crescent, Marks Tey, Colchester, Essex. CO6 1XS.

\*\* Guide Price £400,000 to £425,000 \*\* Residing within a peaceful neighbourhood in Marks Tey, sits this well-proportioned four bedroom detached, extended family home. Offering a generous amount of both reception and bedroom space throughout, it offers a wealth of space whilst also offering the ideal canvas in which to improve upon if desired. The property features; a welcoming entrance hall, downstairs cloakroom, open plan living-dining room, a focal kitchen-breakfast room, two double bedrooms, two further single bedrooms and a first floor family bathroom. Outside, it's owners benefit from a sizeable private and enclosed rear garden, whilst there is also the added luxury of both an integral garage and off road parking on a private driveway to the front.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, stairs to first floor, radiator, access to:

### Cloakroom

Window to front aspect, cloakroom, wall mounted wash hand basin

### Living/Dining Room



Living Area - 20' 9" x 11' 8" (6.32m x 3.56m)

Dining Area - 11' 5" x 9' 5" (3.48m x 2.87m)

Patio doors to rear aspect, window to front aspect, x3 radiators, communication points, doors and access to:

## Kitchen/Breakfast Room



20' 10" x 11' 1" (6.35m x 3.38m) A fitted kitchen comprising of; a range of base and eye level units with work surfaces over, tiled splash back, inset sink, drainer and tap over, space for washing machine & tumbler dryer, inset oven, grill, hob and extractor fan over, integrated fridge/freezer, patio doors to rear aspect, windows to side aspect, side garden door to side aspect, access to integral garage

### Integral Garage

Power, up-and-over electric roller door, wall mounted gas boiler, consumer unit

## First Floor

### Landing

Stairs to ground floor, loft access, airing cupboard housing cylinder doors and access to:

### Master Bedroom



12' 1" x 11' 10" (3.68m x 3.61m) Window to front aspect, radiator, shower

# Property Details.

## Bedroom Two



11' 9" x 8' 2" (3.58m x 2.49m) Window to front aspect, radiator

## Family Bathroom



Window to rear aspect, W.C., panel bath with shower over and curtain, wash hand basin, tiled walls, radiator

## Bedroom Three



8' 9" x 8' 1" (2.67m x 2.46m) Window to rear aspect, radiator

## Outside, Garden, Garage & Parking



Outside, the rear garden benefits from a patio area, the ideal place for al-fresco dining and outdoor seating furniture, whilst the remainder is predominately laid to lawn. An array of mature hedges, shrubs and trees are featured throughout. Secure gated side access also leads to the front driveway were off road parkin is available.

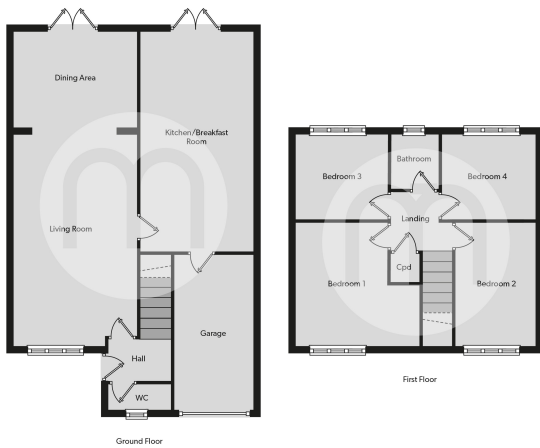
## Bedroom Four



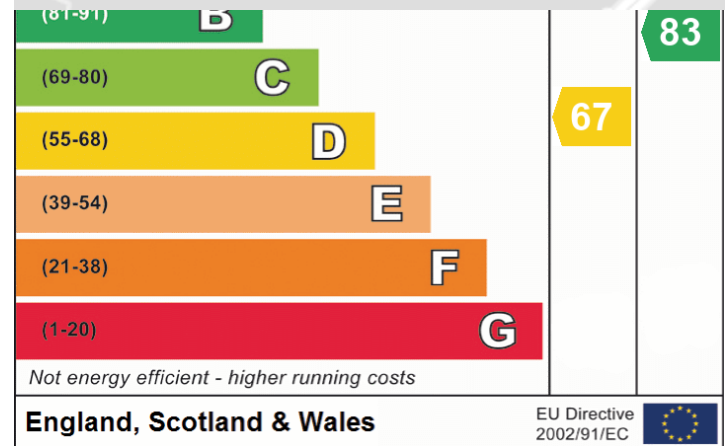
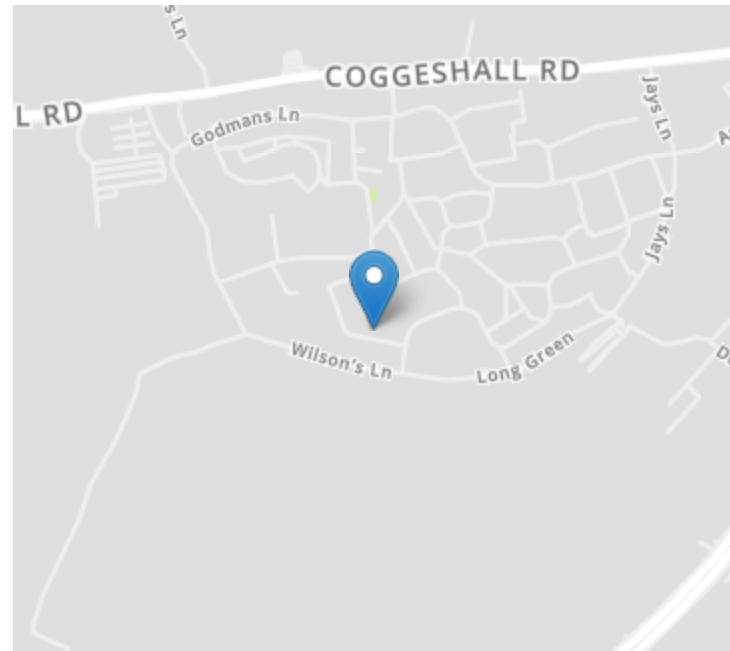
8' 9" x 8' 1" (2.67m x 2.46m) Window to rear aspect, radiator

# Property Details.

## Floorplans



## Location



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.