

## Ley Field, Marks Tey

A well-proportioned three-bedroom family home situated in the desirable village of Marks Tey. Featuring spacious living space, three good-sized bedrooms and a detached garage, this property provides comfortable and versatile accommodation. Ideally positioned for local amenities, village life and excellent transport links, perfect for those seeking a practical and well-laid-out home.

Offers in excess of £350,000



# Ley Field

Marks Tey, Colchester, CO6



- No onward chain
- Detached garage
- Large utility room
- Spacious family home
- Generous bedroom sizes
- Ideal for commuters
- Excellent transport links
- Bright living space
- Ground floor WC

## The Property

The ground floor offers a welcoming hallway leading to a bright and spacious sitting/dining room, ideal for everyday living and entertaining. The separate kitchen is generously sized, with ample work surfaces and storage. Completing the downstairs layout is a large versatile utility room, which is also being used as office space, and a convenient WC, providing excellent practicality for modern living.

Upstairs features three well-sized bedrooms, including a particularly spacious principal bedroom. A family bathroom serves all rooms and completes the first floor. With balanced proportions throughout and thoughtful room placement, the property offers comfortable accommodation suitable for a range of lifestyles.

## The Outside

The garden offers a great space for outdoor entertaining, with sliding doors leading from the living room onto a patio area. The remainder of the garden is laid to lawn and includes multiple sheds for additional storage. To the rear, the property also benefits from a detached garage, providing secure storage or workshop potential, along with further off-street parking.

## The Area

Marks Tey is a popular and well-connected village, known for its blend of convenience and community appeal. The area offers a selection of local amenities including shops, schools, parks and eateries, while also benefiting from being moments from Marks Tey mainline station, providing direct rail links to London Liverpool Street. The A12 is easily accessible, making commuting straightforward, and the surrounding countryside offers scenic walks, cycling routes and a peaceful village atmosphere.

## Further Information

Tenure - Freehold

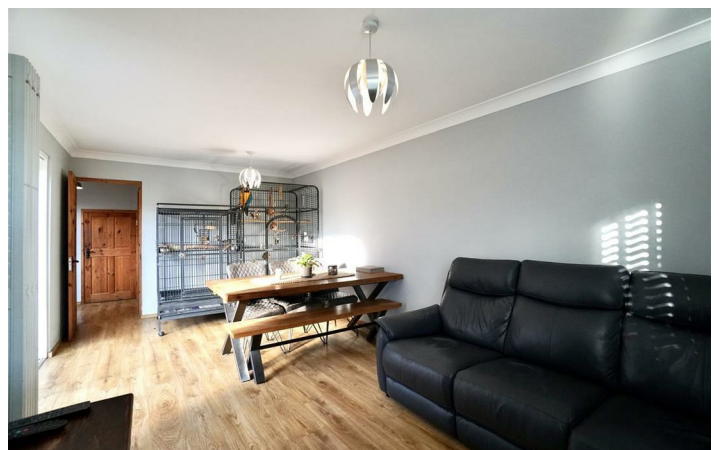
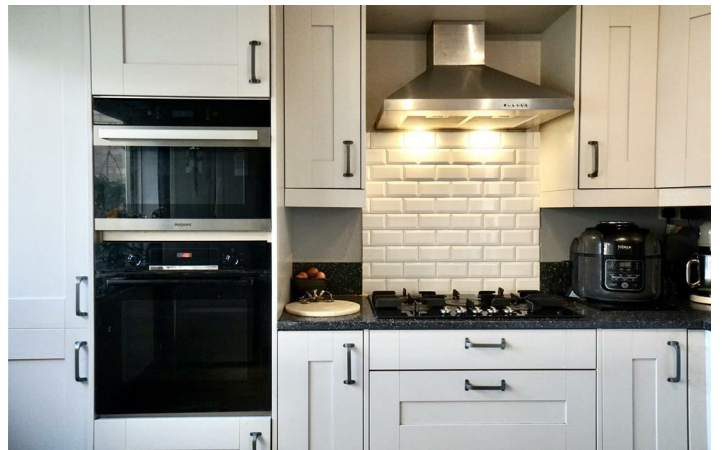
Council tax - Colchester band C

Construction - Brick

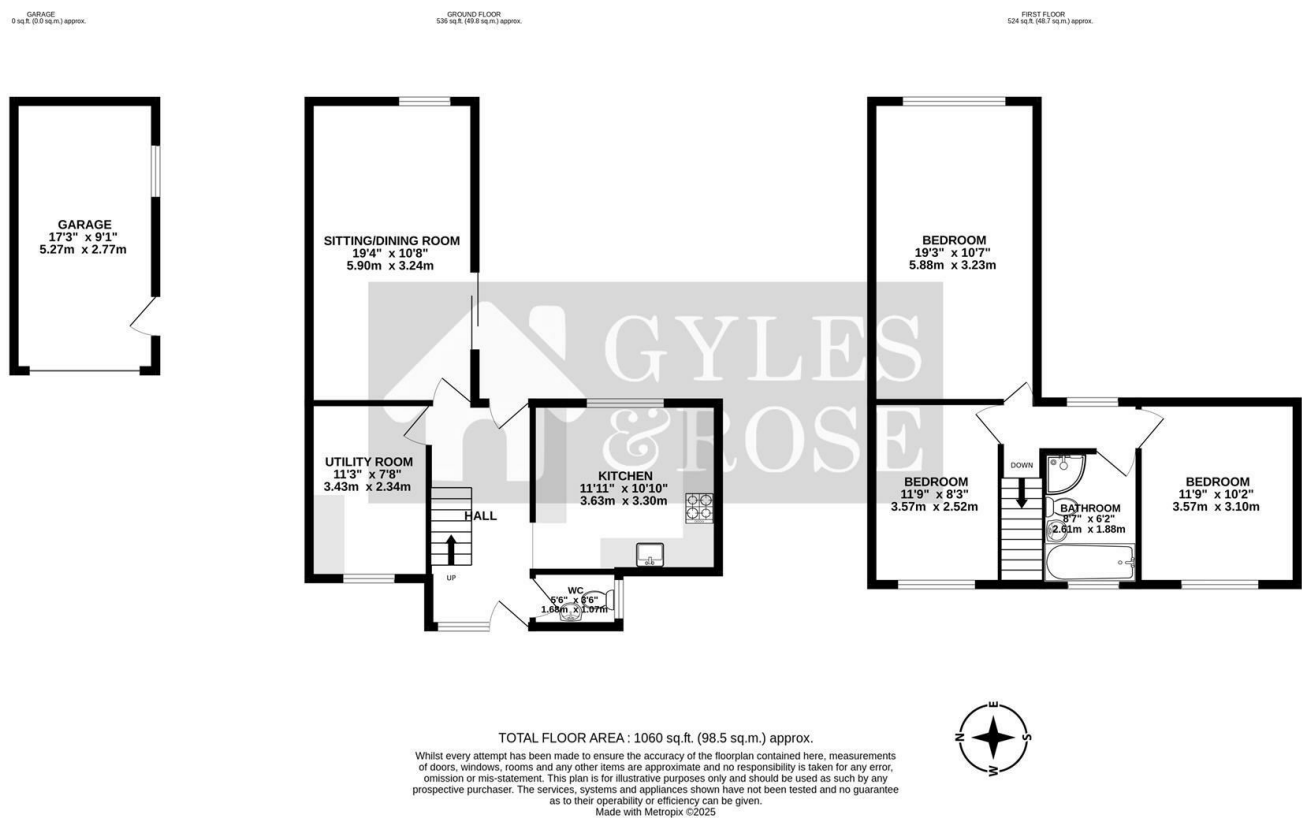
Mains Electricity, Water, Sewage and Gas

Estate charge of approx. £200 per annum.

Sellers Position: Offered chain free



Floor Plan



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