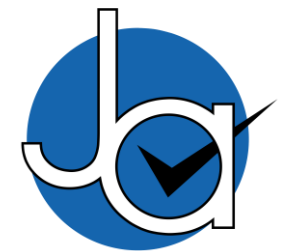




**3 bedroom  
Semi-Detached  
House located  
in Marks Tey.**

Guide Price  
**£325,000 - £350,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# 15 Mandeville Road Marks Tey Colchester CO6 1XT



3



1



2



C



EPC

C

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

Situated in the popular village of Marks Tey, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for families and commuters alike. Benefitting from a generous rear extension, utility room, garage, and a good-sized rear garden, the property features a bright lounge, open-plan dining area, fitted kitchen, three bedrooms, and a family bathroom. Conveniently located for access to Marks Tey Station, local amenities, and the A12, this is an excellent opportunity to acquire a practical family home in a sought-after location.

### STEP INSIDE

An entrance door opens into the welcoming hallway, where stairs rise to the first floor and doors lead into the principal ground floor accommodation.

Positioned to the front of the property is the spacious lounge, measuring an impressive 17'9" x 10'8", providing ample space for both seating and entertaining. A large front-facing window fills the room with natural light, creating a bright and inviting living space.

To the rear, the property opens into a generous dining area which seamlessly connects the lounge with the kitchen and extension, creating a sociable layout ideal for modern family living. The dining area offers plenty of room for a family dining table and enjoys views over the rear garden.

The kitchen is fitted with a range of matching wall and base units with work surfaces incorporating a sink unit

and space for appliances. Positioned adjacent to the dining area, it provides a practical workspace whilst remaining connected to the main living areas.

Leading off the kitchen is a useful utility room, offering additional storage and appliance space, with access to the side of the property and garage. The garage provides further storage or potential workshop space.

A particular highlight of the home is the single-storey rear extension, measuring approximately 14'5" x 9'6". Flooded with natural light from dual skylights and French doors opening onto the garden, this versatile reception space can be utilised as a family room, garden room, playroom, or home office depending on individual requirements.

The first-floor landing provides access to all bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and measures 10'5" x 9'2", providing a comfortable double bedroom. Bedroom two, situated to the front, measures 11'5" x 8'1" and offers further double accommodation. Bedroom three measures 8'7" x 6'10" and would make an ideal child's bedroom, nursery, dressing room, or home office.

Completing the accommodation is the family bathroom, fitted with a panelled bath, wash hand basin, and WC.



### STEP OUTSIDE

Externally, the property benefits from a driveway providing off-road parking leading to the attached garage. To the rear, the generous garden is predominantly laid to lawn and enjoys a patio area and raised decking, creating excellent spaces for outdoor dining and entertaining. Mature shrub borders provide colour, privacy, and interest throughout the seasons,

### THE LOCATION

Mandeville Road is a well-established residential road in the popular village of Marks Tey. The property is conveniently located within walking distance of Marks Tey railway station, offering direct links to London Liverpool Street, and provides excellent access to the A12. Local shops, schools, and everyday amenities are close by, whilst Colchester City Centre is just a short drive away, offering an extensive range of shopping, dining, and leisure facilities.

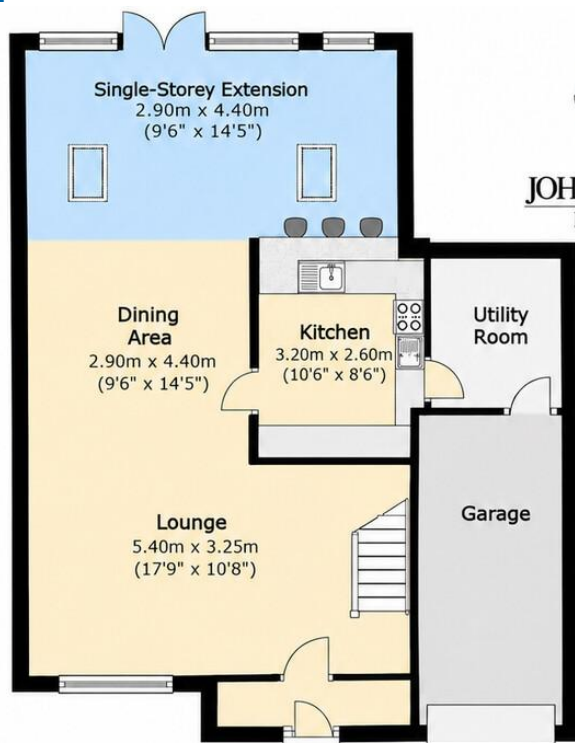
### AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

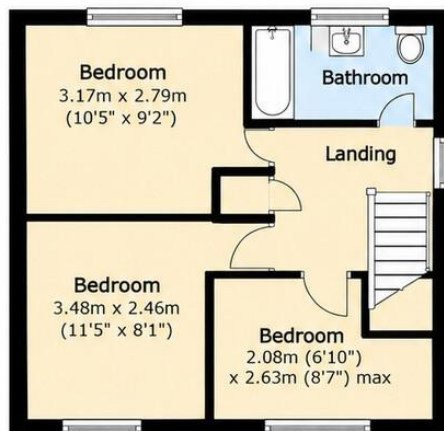
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



## FLOORPLAN



Ground Floor



First Floor



## DIRECTIONS

### CONTACT

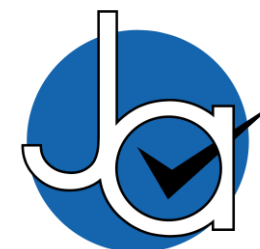
**1 Church Road**  
**Tiptree**  
**Colchester**  
**Essex**  
**CO5 0LG**

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS