



THE
LARK
PARTNERSHIP

Mistley | Essex

STYLISH AND SPACIOUS LIVING

This modern three-bedroom property offers stylish and versatile living with a well-appointed kitchen/dining room, en suite to the principal bedroom, private garden, garage, carport and driveway parking. Conveniently located within walking distance of Mistley station, countryside walks and local amenities, it provides the perfect balance of comfort and practicality.





Built in 2021 by the highly regarded Hopkins Homes, this beautifully presented property offers a perfect blend of modern style, practical living, and a desirable location. Situated in the charming village of Mistley, it is just a short walk to the station and local amenities, while also being surrounded by scenic countryside and picturesque riverside walks. The property is ideal for families, professionals, or anyone looking for a well-connected yet peaceful home.

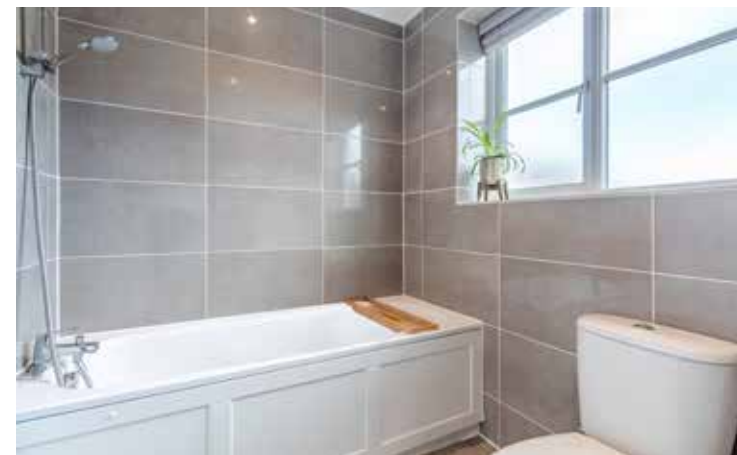
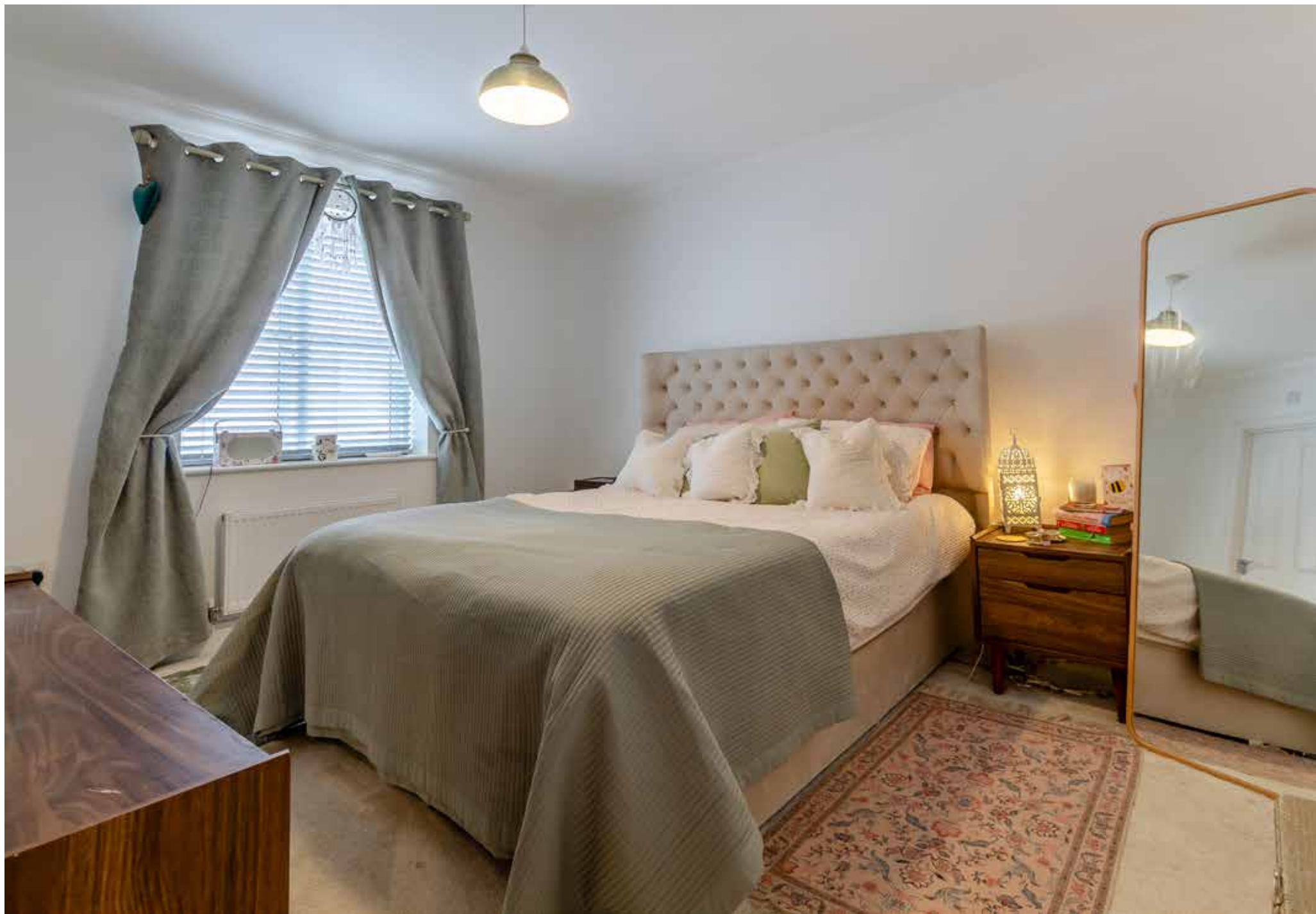
Step into the entrance hall, where a convenient under-stairs storage cupboard provides practical space for everyday items. The ground floor cloakroom is tastefully finished with a WC, sink, and tiled flooring, offering a modern and functional start to the home. The open-plan kitchen/diner is fully fitted with integrated appliances including an oven, four-ring gas hob, fridge/freezer, dishwasher, and washing machine, all complemented by tiled flooring. Double doors from the kitchen lead seamlessly into the sitting room, creating a bright and sociable space that is perfect for family life or entertaining friends.

Upstairs, the principal bedroom boasts a built-in wardrobe and a stylish en-suite shower room, fully tiled and complete with WC, sink, and radiator. Two further bedrooms provide flexible living options: a single bedroom with a built-in cupboard, and a bedroom over the carport, currently used as a playroom and dressing room but capable of functioning comfortably as a double bedroom. The family bathroom is fully tiled and includes a bath with shower over, WC, and sink, combining style and practicality.





"Combining stylish design with versatile living spaces, the house is perfectly suited to family living..."



LOCATION

The private rear garden is not directly overlooked, offering a peaceful space for outdoor entertaining, gardening, or relaxing in the sun. Parking is well catered for, with an off-road driveway suitable for two cars parked in tandem, a carport to keep vehicles cool during warmer months, and a garage with power, light, and loft access. The garage is currently used as a versatile “man cave” but could easily be converted back to its original purpose if preferred.

Mistley is a highly sought-after village offering a mix of traditional charm and modern convenience. Local amenities include a convenience store, cafés, pubs, and restaurants, while beautiful riverside walks and country paths are just moments from the property. For commuters, Mistley station is only 0.8 miles away with journey times to London Liverpool Street in approximately 60 minutes. Manningtree station, 2.6 miles away, provides additional commuting options and access to a wider range of local amenities including shops and restaurants. Colchester is just 10 miles away, offering a larger selection of shopping, cultural attractions, and schooling.

This home combines contemporary living with practical functionality, offering flexible accommodation, private outdoor space, and excellent transport links, representing an exceptional opportunity in a vibrant yet peaceful location.



KEY INFORMATION

LOCAL SCHOOLS:

- Mistley Primary school (now Stourview Church of England Primary Academy) was closed due to presence of reinforced autoclaved aerated concrete (RAAC) however vendors aware that rebuild should be completed and school reopening in 2027, and can walk there from the house.
- Mistley Norman Church of England Primary (now Stourview church of England Primary Academy) , 0.28 Miles, closed at present
- Bradfield Primary School, 1.12 Miles, Rated Good
- Highfields Primary School, 1.63 Miles, Rated Outstanding
- Lawford Church of England Primary School, 1.96 Miles, Rated Good
- Manningtree High School, 1.67 Miles, Rated Good

LOCAL AUTHORITY:

Tendring District Council
Council Tax Band D

TENURE:

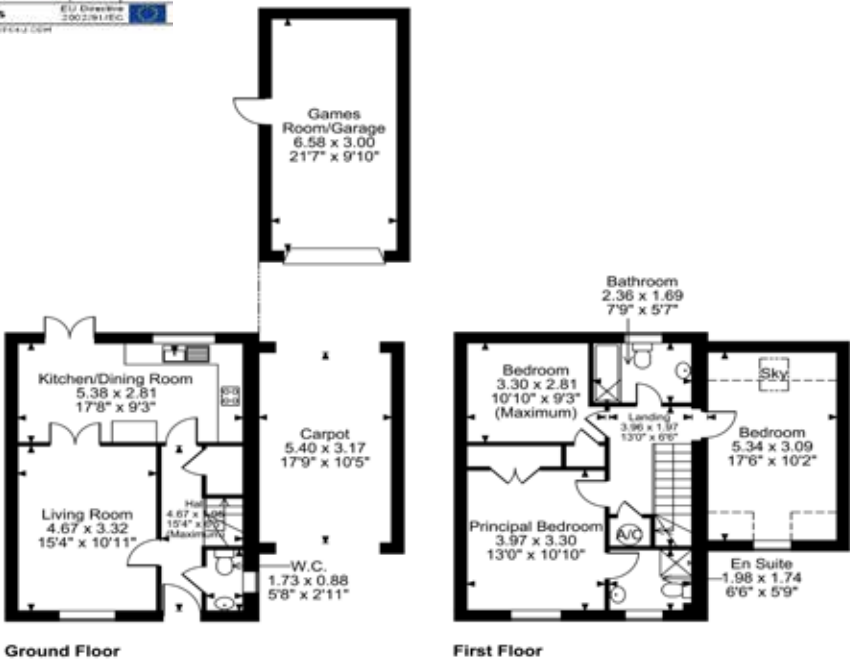
Freehold

SERVICES:

Heating Type	Gas Central Heating
Electricity	Mains
Water	Mains
Sewerage	Mains



Approximate Gross Internal Area
Main House = 1011 Sq Ft/94 Sq M
Games Room/Garage = 212 Sq Ft/20 Sq M
Carport = 184 Sq Ft/17 Sq M
Total = 1407 Sq Ft/131 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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