



Windmill Road, Bradfield,
£600,000

- **Four Bedroom, Detached Bungalow**
 - **NO ONWARD CHAIN**
 - **Idyllic Village Location**
- **Large, Modern Kitchen and Dining Room**
- **Substantial Plot with Building Potential**
 - **Detached Garage**
 - **Outdoor Garden Room**
 - **Gas Fired Aga**
 - **Large Driveway**
 - **Solar Panels**



GRACE ESTATE AGENTS are delighted to be offering this Beautifully Presented, Four Bedroom Bungalow with NO ONWARD in the idyllic village of Bradfield, just East of Manningtree along the Peninsula of the River Stour.

It is located about 3 miles east of Manningtree and is 31 miles northeast from the county town of Chelmsford.

PROPERTY

This beautifully presented Bungalow in Bradfield is the perfect family home; offering large Living Areas and a convenient Dining Room off the Kitchen. A Utility Room comes off the main Kitchen, with a door into the rear Boot Room, perfect for summer dining or growing flowers and plants. French Doors then lead you into the garden from the Boot Room. There is also a helpful office space just off the dining room, providing a dedicated workspace tucked away from the rest of the family areas. The living room provides a cosy environment with an electric fireplace. There are Two Single Bedrooms with built-in Storage Cupboards, and Two Double Bedrooms, both with an En-Suite Shower Room. The property also highly benefits from Solar Panels and a Battery.



LOCATION

The Village of Bradfield is just beyond Mistley and just East of Manningtree. The Train Station at Manningtree is only 3.5 Miles, and Colchester North Station is 14.7 Miles - both offer frequent links to London Liverpool Street in under an hour. Bradfield, Mistley and Manningtree offer plenty of local amenities, such as Schools, Pubs, Restaurants, Supermarkets, Play Parks, Walking Routes, Leisure Facilities, Mistley Quay and beautiful scenery all around.

There is a Primary School in Bradfield, and a School Bus to Manningtree High School. Bradfield benefits from a local shop/PO that opens 7 days each week'. There is also an hourly Bus Service to Colchester and Harwich.

ENTRANCE HALL

Tiled Flooring, doors into hallway, living room & kitchen

KITCHEN DINER

23'6" x 18'7" (7.17 x 5.67)

Bespoke fitted kitchen, Base Units, Shelving, Gas Fired Aga, Patio doors into garden, space for Fridge Freezer, Island with drawers, space for Dishwasher, boiling hot water tap.



OFFICE

9'5" x 5'1" (2.89 x 1.56)

Translucent Glass Wall, Carpeted

UTILITY ROOM

10'10" x 7'10" (3.32 x 2.41)

Base Units, Sink, space for Washing Machine and Fridge Freezer, Patio Door into Boot Room, French doors into Rear Garden from Boot Room, water softener

LOUNGE

14'7" x 13'8" (4.47 x 4.18)

Carpeted, Double Glazing, Slate fireplace with open chimney.

BEDROOM ONE

19'5" x 9'3" (5.92 x 2.83)

Large Master Bedroom, Archway splitting room into two, bedroom area & Dressing Room area, built-in Wardrobes, carpeted, Double Glazing

EN-SUITE ONE

7'5" x 2'8" (2.28 x 0.82)
Three Piece Bathroom Suite; Walk In Shower, WC & Hand Basin, Towel Rail

BEDROOM TWO

11'10" x 9'6" (3.63 x 2.92)
Double Bedroom, Double Glazed, Carpeted, Built-In Wardrobes

EN-SUITE TWO

8'0" x 4'4" (2.46 x 1.34)
Three Piece Bathroom Suite; Walk In Shower, WC & Hand Basin, Towel Rail

BEDROOM THREE

7'10" x 6'6" (2.39 x 1.99)
Single Bedroom, Built-In Wardrobe, Carpeted, Double Glazing

BEDROOM FOUR

7'10" x 6'6" (2.39 x 1.99)
Single Bedroom, Built-In, Mirrored Wardrobe, Carpeted, Double Glazing

BATHROOM

7'5" x 6'10" (2.27 x 2.10)
Three Piece Bathroom Suite; Shower-Over-Bath, WC & Hand Basin, Towel Rail

GARDEN ROOM

10'5" x 9'3" (3.19 x 2.83)
Built In 2023, Cedarwood outside Garden Room, fully insulated with electrics and lighting

GARDEN

Substantial Plot, plenty of shrubbery & flower beds, great for a keen gardener. Patio Area & Laid to Lawn, Side Access down to Garage and Front of House

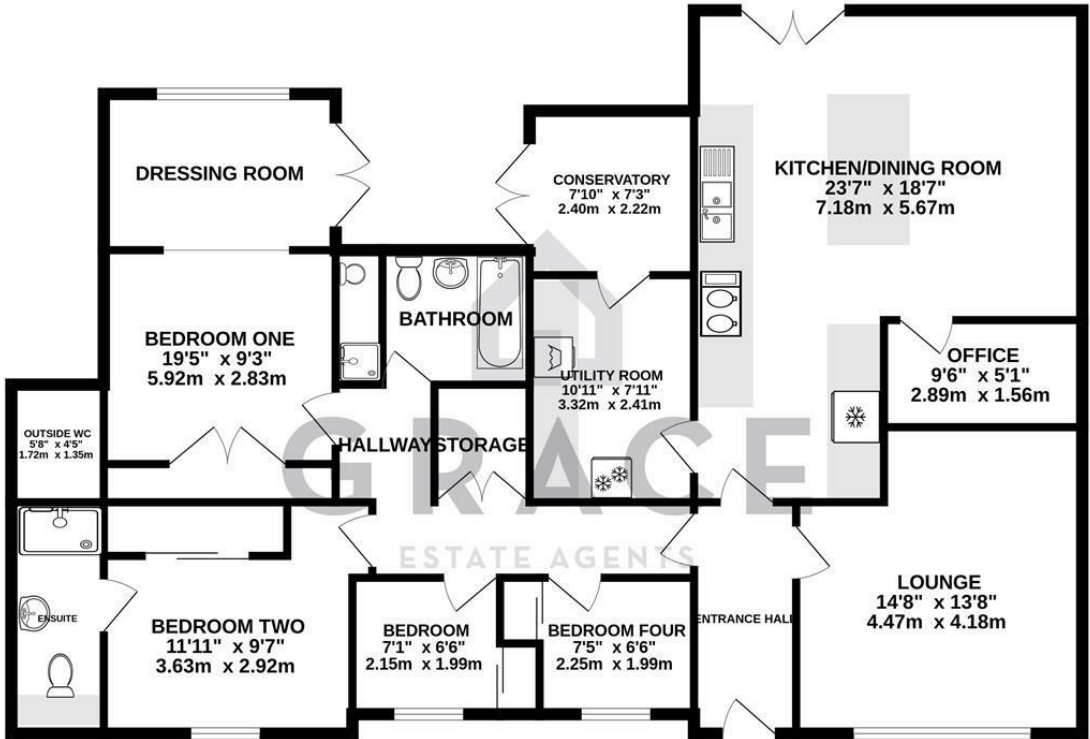
SINGLE GARAGE

DRIVEWAY & FRONT GARDEN

Gravel Driveway & Front Garden Laid to Lawn, with trees and access to Single Garage. Driveway big enough for several cars.



GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.

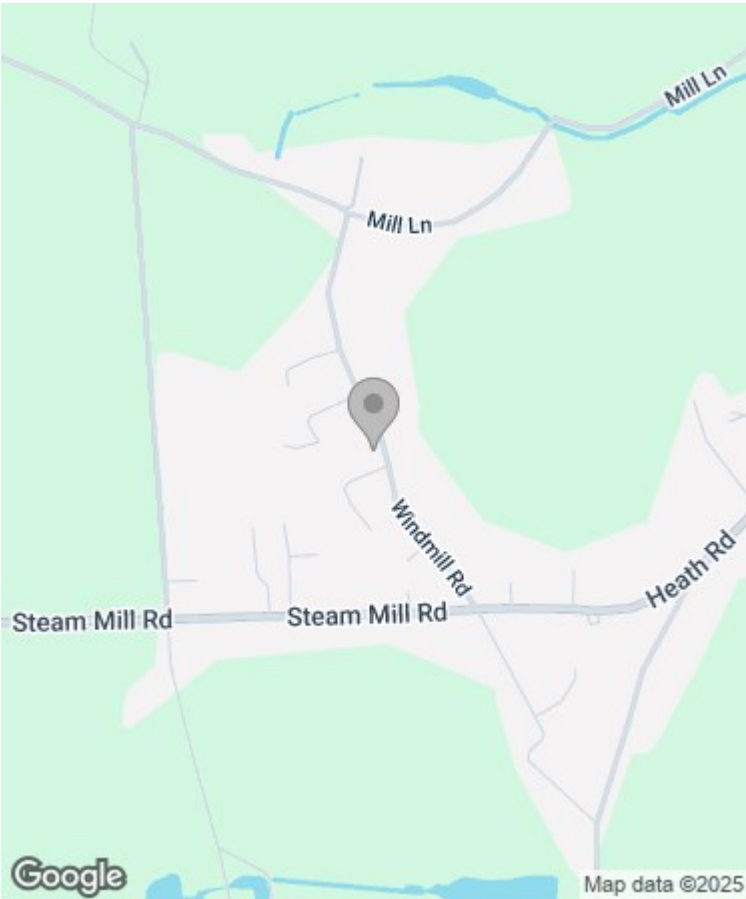


TOTAL FLOOR AREA: 1492 sq.ft. (138.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	