



B·E **BAKER ESTATES**
 ESSEX
 PROPERTY ADVISORS AND ESTATE AGENTS

12 Manningtree Road, Colchester, CO7 8SP

Guide price £750,000

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Some More Information

From the covered entrance porch, you enter the inviting entrance hall where stairs rise to the first floor and doors give access to all rooms. Commencing with the kitchen, dining, family room, this expansive space offers a great space for family life or entertaining, with bi-fold doors leading out to the rear garden. The kitchen area is fitted with a range of eye and base level cupboards and drawers beneath quartz stone, work surfaces, integrated appliances and central island unit, completed by a media wall with inset electric remote-controlled fire. A door from the kitchen area leads into a useful utility room with a window to the front and door to the driveway, along with further eye and base level cupboards beneath laminate worksurfaces and spaces for two appliances.

To the opposite end of the property the spacious sitting room has French doors overlooking the rear garden and a central fireplace, with stone hearth and surround flanked to either side by windows. To the front of the property is the second reception room, which could be utilised as a playroom, study or formal dining room, with bay window to the front and modern wall panelling. Completing the ground floor accommodation is the cloakroom which is fitted with a concealed cistern W.C., wall mounted wash hand basin and additionally understairs storage cupboard which contains the underfloor heating controls.

To the first floor there are four double bedrooms with the principle & guest bedrooms both offering en-suite shower rooms, whilst bedrooms three and four both have dormer windows to the rear and are serviced by the family bathroom comprising panel enclosed bath, close coupled W.C. and wall mounted wash hand basin.

Externally

To the front of the property there is off street parking for a number of vehicles flanked by an area of lawn and planting surrounding the front entrance door with further parking to the side leading to the single garage with up and over door.

Gated access to the side provides access into the rear garden which commences with a paved terrace to the immediate rear of the property with the balances mainly laid to lawn and enclosed by hedge and tree planted borders.

Location

The property is located in the village of Little Bentley just off the A120 dual carriageway enabling easy access to A12, M11 and M25 further afield. Just a few miles away is the village of Great Bentley, with pubs, restaurants, primary school and doctors surgery, whilst the larger towns of Colchester and Manningtree are within comfortable driving distances and have mainline railway stations with direct trains to Ipswich and London Liverpool Street.

Entrance Hall

19'2" x 9'0" (5.84m x 2.74m)

Kitchen/Dining Room

20'6" x 16'7" (6.25m x 5.05m)

Utility Room

9'0" x 7'7" (2.74m x 2.31m)

Sitting Room

18'1" x 14'0" (5.51m x 4.27m)

Family Room

14'0" x 13'8" into bay (4.27m x 4.17m into bay)

W.C

7'0" x 3'5" (2.13m x 1.04m)

Bedroom One

14'0" x 12'7" plus recess (4.27m x 3.84m plus recess)

En-Suite

9'7" x 4'7" (2.92m x 1.40m)

Bedroom Two

14'0" x 10'5" (4.27m x 3.18m)

En-Suite

9'7" x 4'0" (2.92m x 1.22m)

Bedroom Three

15'7" max x 10'9" (4.75m max x 3.28m)

Bedroom Four

15'7" x 9'4" (4.75m x 2.84m)

Bathroom

14'0" x 6'2" (4.27m x 1.88m)

Services

Council Tax Band – F

Local Authority – Tendring District Council

Tenure – Freehold

EPC – C

*Mains Electric

*Gas Fired Central Heating

*Mains Water

*Mains Drainage

Construction Type - We understand the property to be predominantly of brick & block construction. The property has step free access to the front of the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – April 2025.

Mobile Coverage - It is understood that the mobile phone service is available from EE and Three (details obtained from Ofcom Mobile and Broadband Checker) - April 2025.

Flooding from Surface Water – High

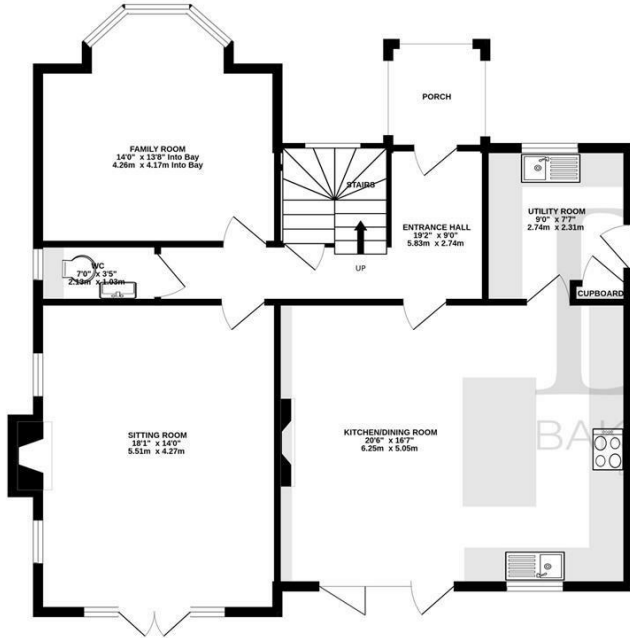
Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

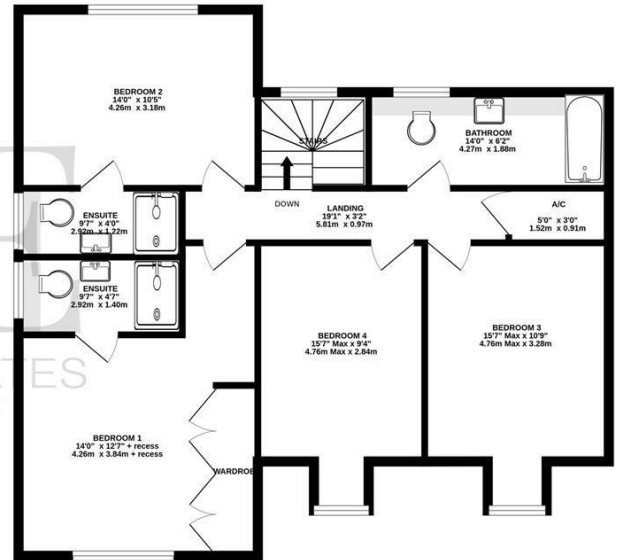
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - April 2025



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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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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	85

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	



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.