



Shop Road, Little Bromley
Guide Price £325,000

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**** 140FT REAR GARDEN ****

Discover your dream family home nestled in the picturesque hamlet of Little Bromley. This extended semi-detached house is the perfect blend of rural charm and modern living, ideal for families seeking the tranquillity of the countryside with the convenience of nearby amenities.

Enter the welcoming entrance hall that leads to a kitchen, equipped to cater to all your culinary needs. The sitting room offers the perfect space for family gatherings and cosy evenings, while the conservatory provides a dining area.

The property further benefits from a practical utility/cloak room, UPVC double glazing and ample off-road parking. Located just three miles from Manningtree's mainline station, this home offers exceptional connectivity for commuting families.

Upstairs, you'll find three bedrooms and a recently fitted shower room.

Step outside into the 140ft west-facing garden, which backs onto farmland and features an array of shrubs, flower borders, a patio area and pergola. Two metal sheds and a summer house complete this versatile outdoor space, providing ample storage and endless opportunities for leisure and relaxation.

Agents notes - this property is a former airey house and has been rebricked (a PRC certificate is in place). If you require a mortgage it is advisable you check with your mortgage advisor, in advance of a viewing, how this may impact lending rates.

Property has oil heating, private drainage, mains water. Ultrafast broadband is available.





- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SEMI RURAL LOCATION
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- UTILITY/CLOAK ROOM
- 140FT WEST FACING GARDEN
- VIEWING ESSENTIAL

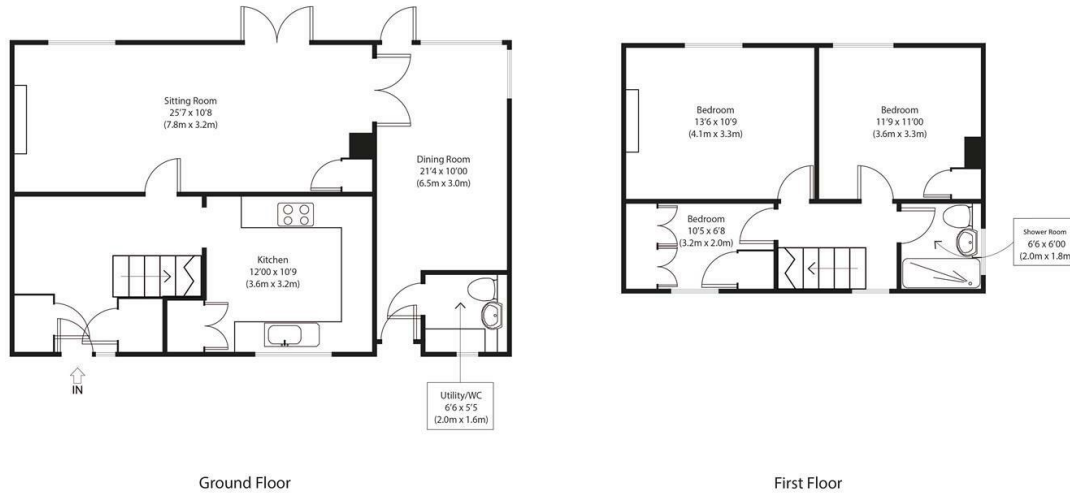
Location

Little Bromley is in the Tendring district of Essex. The name "Bromley" is Old English for "broomy wood/clearing". The village lies 5.6 miles east northeast of Colchester and 13 miles from Ipswich providing good access to major roads such as the A120 and A12.

Also situated within 3 miles Manningtree town centre which benefits from a range of local shops, supermarkets restaurants, public houses as well as primary and secondary schools.



Floor Plan



Approximate Gross Internal Area
1065 sq ft (99 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.cipphoto.co.uk



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

