



Cedar Close, Brantham
£270,000

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Nestled in the heart of a highly sought-after village, this two-bedroom semi-detached bungalow offers an idyllic setting for first-time buyers, couples, and retirees alike. With easy access to serene walks down to the picturesque Stour Estuary, this property truly provides a peaceful retreat for those seeking a harmonious blend of village living and modern convenience.

As you enter the property, the welcoming entrance hall leads you to two generously sized bedrooms, a comfortable sitting room, and a well-appointed shower room. The modern kitchen/breakfast room, complete with an integrated fridge/freezer, induction hob, and oven, offers a stylish and functional space for culinary enthusiasts to enjoy.

Further enhancing the living space is a conservatory, providing an additional area to relax and unwind with views of the south-facing rear garden. This easy to maintain outdoor space is paved with borders and overlooks a tranquil copse, creating the perfect setting for al fresco dining and entertaining in the warmer months.

The property benefits from gas central heating, ensuring a cosy and inviting atmosphere during the colder seasons. Additionally, the detached garage and driveway provide ample parking and storage facilities for added convenience.

Don't miss out on the opportunity to make this charming bungalow your new home – arrange a viewing today!

Agents notes:- Council tax band B.





- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- DETACHED GARAGE & DRIVEWAY
- CONSERVATORY
- NO ONWARD CHAIN

LOCATION

Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country).

The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast.

Brantham has many amenities including, churches, pubs, a Co-op, a cafe, a vet, three play areas, a preschool and primary school.

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Select your address

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	5 Mbps	0.7 Mbps	✓
Superfast	50 Mbps	9 Mbps	✓
Ultrafast	900 Mbps	900 Mbps	✓

Networks in your area - County Broadband, Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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Select your address

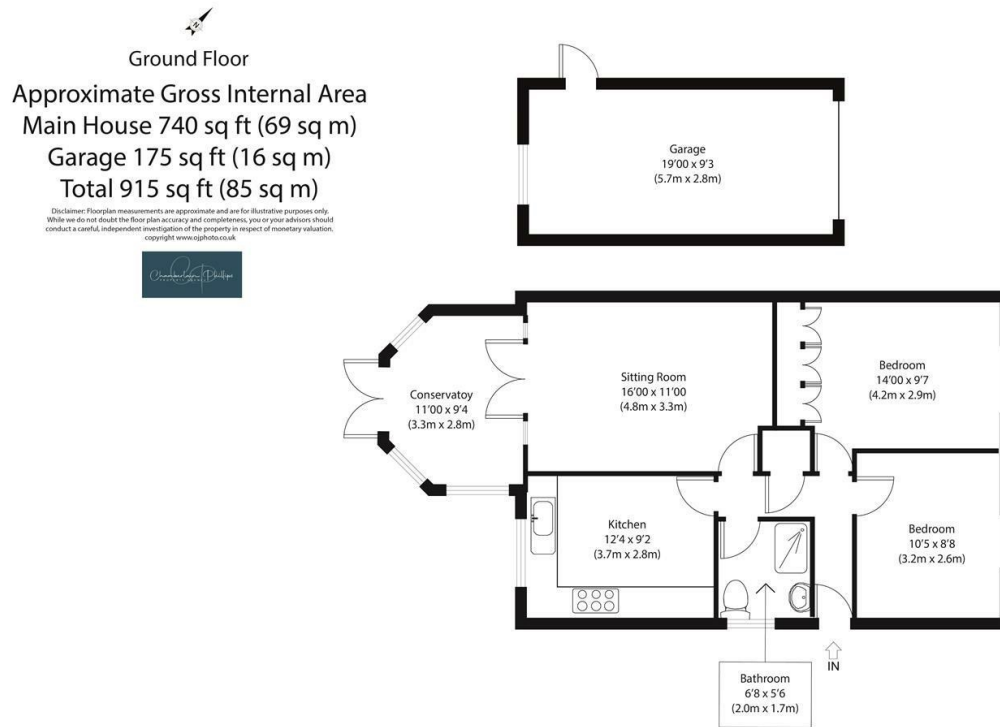
Indoor Outdoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. [More information](#)

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✓	✓
Three	✓	✗
O2	✓	✓
Vodafone	✓	✗

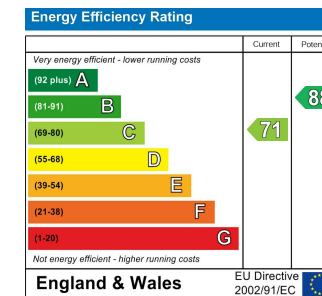
Floor Plan



Area Map



Energy Efficiency Graph



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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