



Forrester Road, Mistley  
£350,000

## Forrester Road

Chamberlain Phillips are pleased to offer this charming three-bedroom end terrace home, perfect for those embarking on the exciting journey of homeownership. Nestled within the sought-after River Reach development by Hopkins Homes, in the idyllic setting of Mistley, this modern abode presents an ideal retreat for first-time buyers seeking a harmonious blend of countryside charm and modern living.

Boasting a mere five-year tenure, this property still shines with the assurance of its remaining NHBC guarantees.

Welcoming you into its embrace is an inviting entrance hallway, complete with a convenient downstairs WC. The living room exudes warmth and relaxation, offering a serene space for unwinding. The heart of the home is undoubtedly the kitchen dining room, complete with integrated appliances and double doors that usher in natural light and lead out to a delightful, south-facing rear garden.

Upstairs, the master bedroom benefits from a private en-suite shower room, providing a secluded haven for rest. Two additional bedrooms and a stylish family bathroom complete the upper level, ensuring ample space for family or guests.

The presence of an oversized single garage, coupled with off-road parking, adds to the convenience of this exquisite home.





- THREE BEDROOM END OF TERRACE HOME
- EN-SUITE TO BEDROOM ONE
- KITCHEN DINING ROOM
- NHBC REMAINING
- GARAGE AND DRIVEWAY
- DOWNSTAIRS WC
- VIEWING ADVISED
- FANTASTIC DECORATIVE ORDER



**LOCATION:**

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.



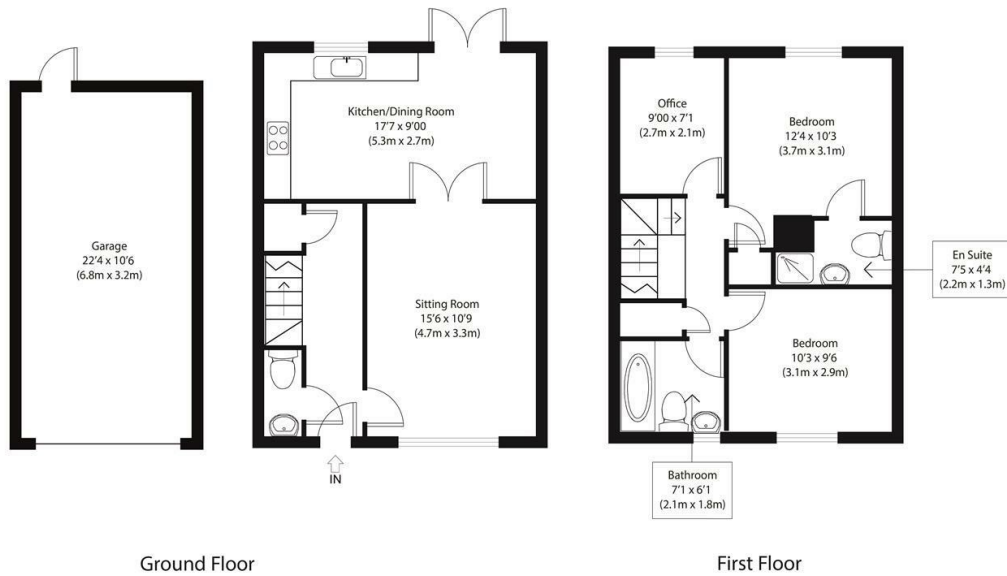
For travel connections, this executive newly built home also enjoys an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

**Agents notes:**

A development charge is payable of £127.95 per annum  
Tenure - Freehold  
Council Tax - Band C  
Services - Mains Gas/Electric/Water/Drainage Heating - Gas fired radiators  
Mobile Coverage Indoor: All networks are limited  
Broadband: Ultrafast broadband is available at this address



## Floor Plan

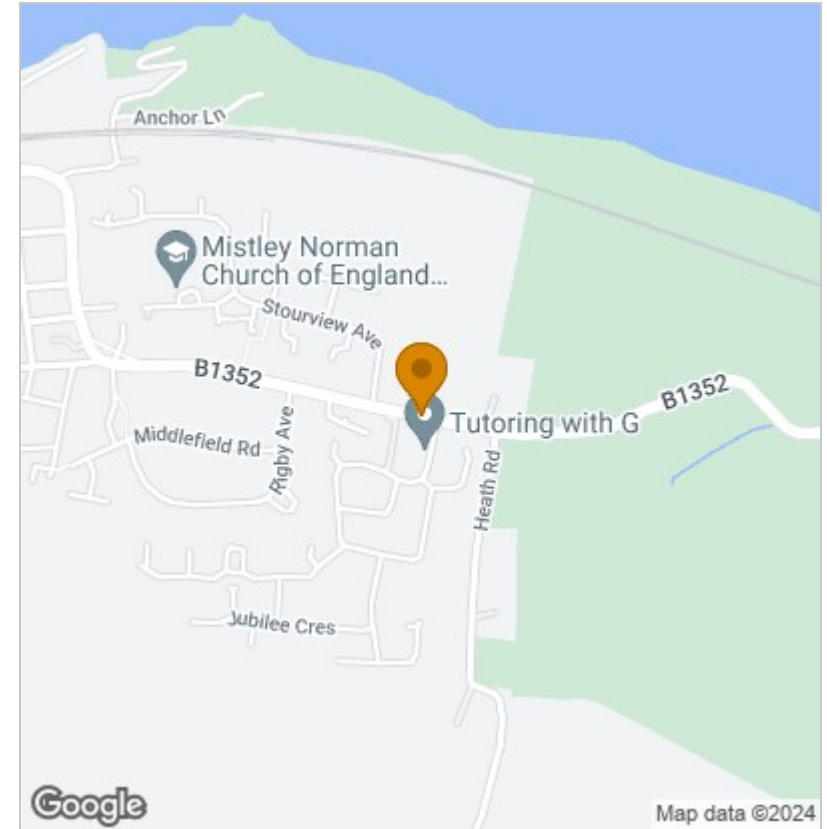


Approximate Gross Internal Area  
 Main House 920 sq ft (85 sq m)  
 Garage 240 sq ft (22 sq m)  
 Total 1160 sq ft (108 sq m)

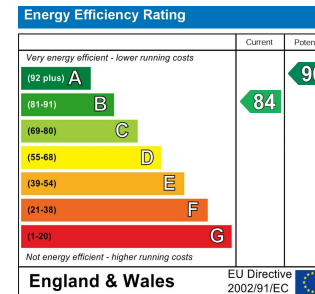
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness you or your advisors should conduct a careful, independent investigation of the property in respect of statutory valuation. copyright@energyphillips.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

## 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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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk