

Regent Street, Manningtree  
£425,000

## Regent Street, Manningtree

This captivating residence beckons with the allure of 18th-century charm, updated for modern living. Boasting three generous double bedrooms, this home is an ideal retreat for downsizers, a stunning holiday haven, a perfect match for growing families, or a delightful discovery for first-time homeowners.

As you step inside, you're welcomed by a warm and inviting sitting room, the perfect nook for unwinding after a long day or hosting intimate gatherings. The dedicated dining room promises a convivial space for family meals or dinner parties, while the study area provides a serene spot for work or reflection.

The well-appointed kitchen stands ready to cater to your culinary exploits and flows seamlessly into a practical lean-to utility room, ensuring your home remains clutter-free and organised. A convenient downstairs cloakroom and walk-in pantry add to the thoughtful layout, catering to both guests and residents alike.

Venture upstairs to find a tastefully designed bathroom, offering a tranquil setting for a relaxing soak at day's end. Externally, the property doesn't fail to impress with its charming, south-facing rear garden, an idyllic outdoor sanctuary for sun-soaked leisure or al fresco dining.

The practicality of off-road parking is not overlooked, with a driveway providing peace of mind and security for vehicle owners. Within a gentle walk, the bustling town centre of Manningtree awaits, with its array of shops, eateries, and community events, ensuring you're never far from the vibrancy of town life while enjoying the sanctuary of your historic haven. Welcome home to a blend of timeless elegance and contemporary convenience.





- 18TH CENTURY FORMER BAKERY
- THREE DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- SOUTH FACING REAR GARDEN
- DRIVEWAY
- THREE RECEPTION SPACES
- VIEWING ESSENTIAL

#### LOCATION:

Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, and local pubs, all contributing to its vibrant community atmosphere. The town's scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities. With excellent transport links, including a railway station connecting to London, Manningtree offers a delightful mix of rural charm and urban convenience, making it an ideal place to live or visit.

#### Agents Notes:

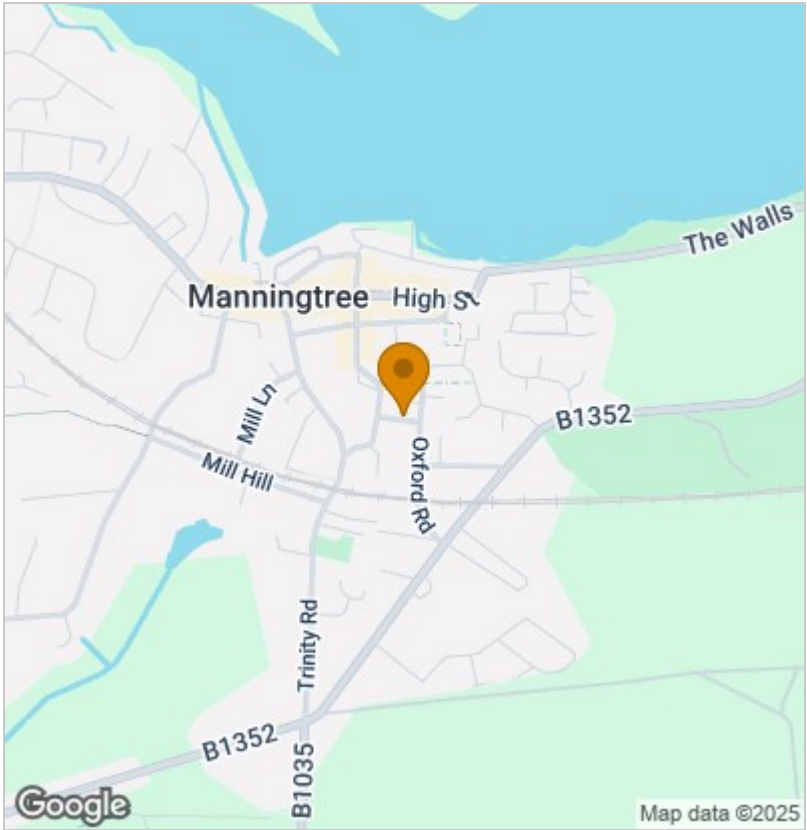
Tenure - Freehold  
 Council tax - Band C  
 Services - Mains electric/mains drainage/Mains water/Mains Gas  
 Heating - Radiators via Gas boiler  
 Mobile - O2 & EE available, Three & Vodafone are likely  
 Broadband - Ultrafast is available  
 Property Situated in Manningtree and Mistley Conservation Area and Grade II listed



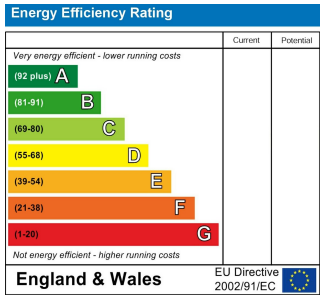
Floor Plan



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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