



Wardle Close, Brantham
£335,000

Stour View, Brantham

Chamberlain Phillips are pleased to present this beautifully designed three-bedroom semi-detached home, perfectly suited for first-time buyers looking for modern living in a desirable location. Built by Taylor Wimpey within the past two years, the property is situated in the popular Stour View development in Brantham. Offered with no onward chain, this stylish home is ready for its next chapter.

The property greets you with an inviting entrance hallway, leading to a generous living room perfect for unwinding. A convenient downstairs WC adds to the practical layout, while the sleek kitchen dining room, complete with integrated appliances, is a cook's dream. Double doors from the dining area open to an enclosed rear garden, offering a private oasis with a useful shed.

Upstairs, three well-proportioned bedrooms await, with the main bedroom boasting a chic en-suite shower room. A tasteful family bathroom services the remaining rooms. Externally, off-road parking for two cars provides the finishing touch to this delightful home.





- THREE BEDROOM SEMI DETACHED HOME
- CONSTRUCTED SOME TWO YEARS AGO
- SOLAR PANELS
- DOWNSTAIRS WC
- KITCHEN DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- VIEWING ADVISED
- NO ONWARD CHIAN

LOCATION

Brantham is a vibrant village nestled in the scenic Stour Valley, home to a community of over 2,300 residents. Surrounded by picturesque countryside, it borders the River Stour and is close to charming villages such as Stutton, Tattingstone, East Bergholt, and Flatford an area famously known as Constable Country for inspiring the works of artist John Constable.

The village boasts a range of amenities, including churches, pubs, a local food store with a Co-op, a café, a veterinary clinic, three play areas, and both a preschool and primary school.

Ideally positioned between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex, Brantham offers easy access to a variety of shops, restaurants, and entertainment venues via public transport or car.

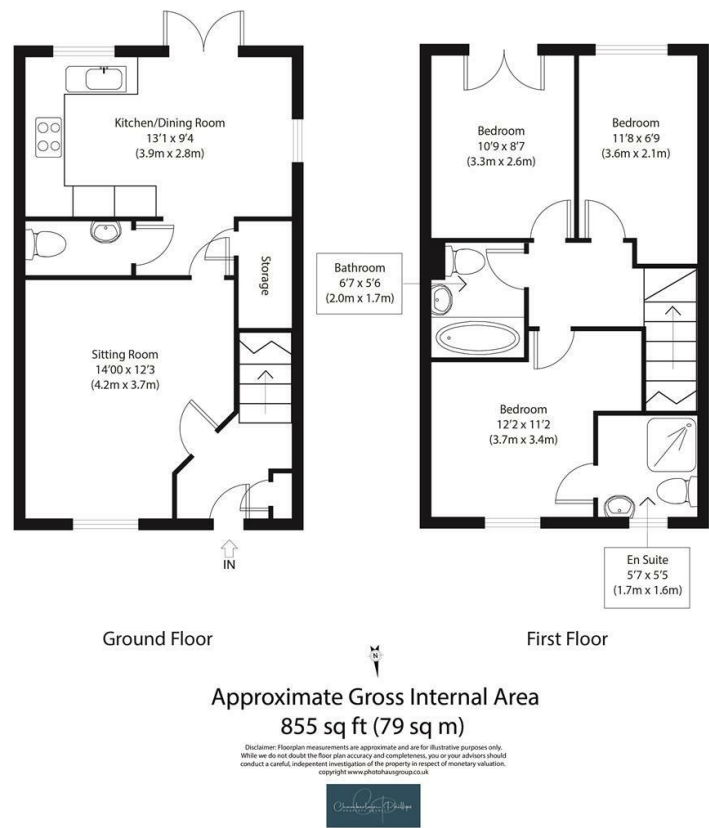
Just across the River Stour lies Manningtree, England's smallest market town, with a railway station providing direct links to London, Norwich, Harwich, Felixstowe, and the scenic beaches of the Sunshine Coast.

Agents Notes:

Tenure - Freehold
Council tax - Band C
Services - Mains electric/Mains Drainage/Mains water/Mains gas
Heating - Gas boiler via radiators
Mobile - O2 likely, EE, Three & Vodaphone is limited.
Broadband - Standard/Superfast & Ultrafast available.
Development Fee - An annual development maintenance charge is payable currently £179 PA



Floor Plan



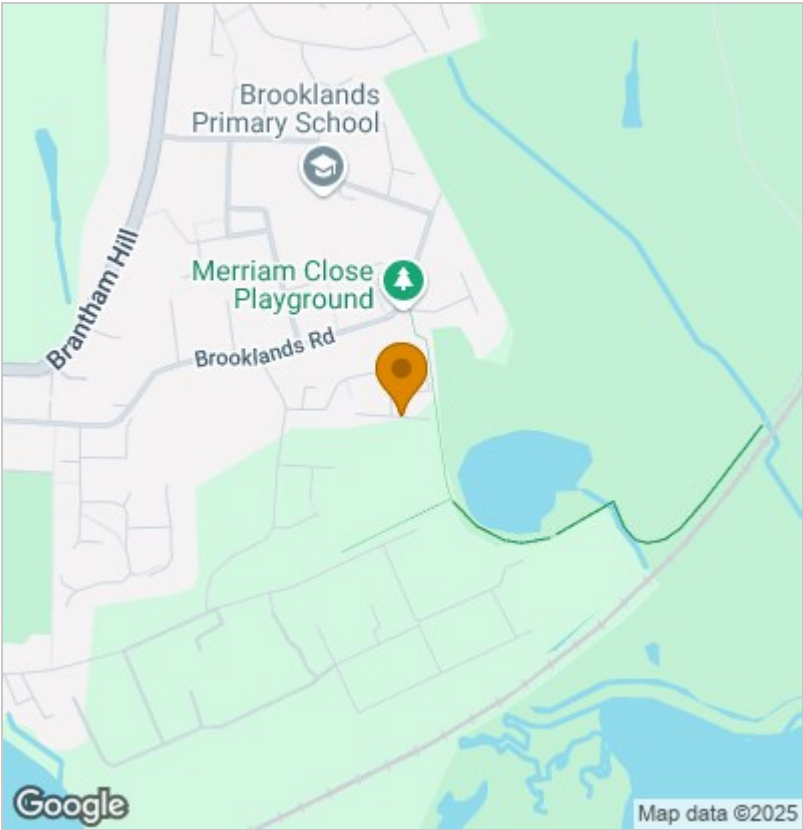
Viewing

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

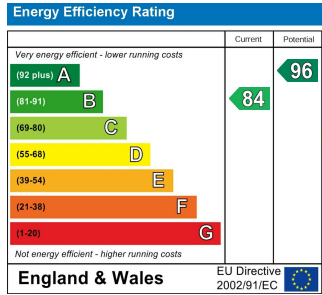
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold