



Sycamore Way, Brantham  
Guide Price £300,000



## Sycamore Way, Brantham

Nestled within one of Brantham's most sought-after locations, this delightful two-bedroom detached bungalow presents a rare opportunity for first-time buyers or those looking to downsize. A perfect blend of convenience and comfort, the property is ideally positioned, benefitting from an east-west facing corner plot that bathes the home in natural light throughout the day.

As you step through the welcoming entrance hallway, you're greeted by a spacious living dining room, an inviting space that effortlessly flows into a charming conservatory. The well-appointed kitchen, nestled at the heart of the home, offers a functional layout for culinary enthusiasts.

The residence comprises two bedrooms, each providing a peaceful retreat, alongside a family shower room featuring modern amenities. The enclosed rear garden is a tranquil haven, complete with a delightful summer house, ideal for relaxing or entertaining guests during the warmer months.

Outside, the property boasts a single garage and driveway parking, ensuring convenience for homeowners with vehicles. Additionally, daily essentials are never far away, with the local co-op just across the road.







- TWO BEDROOM DETACHED BUNGALOW
- GOOD SIZE LIVING DINING ROOM
- WEST FACING REAR GARDEN
- CLOSE TO THE LOCAL SHOPS
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- VIEWING ADVISED
- GUIDE PRICE £300,000 - £325,000



**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).

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 is fortunate to have many amenities including, churches, pubs, a local food store, a cafe, vets, three play areas, two preschools and a primary school.

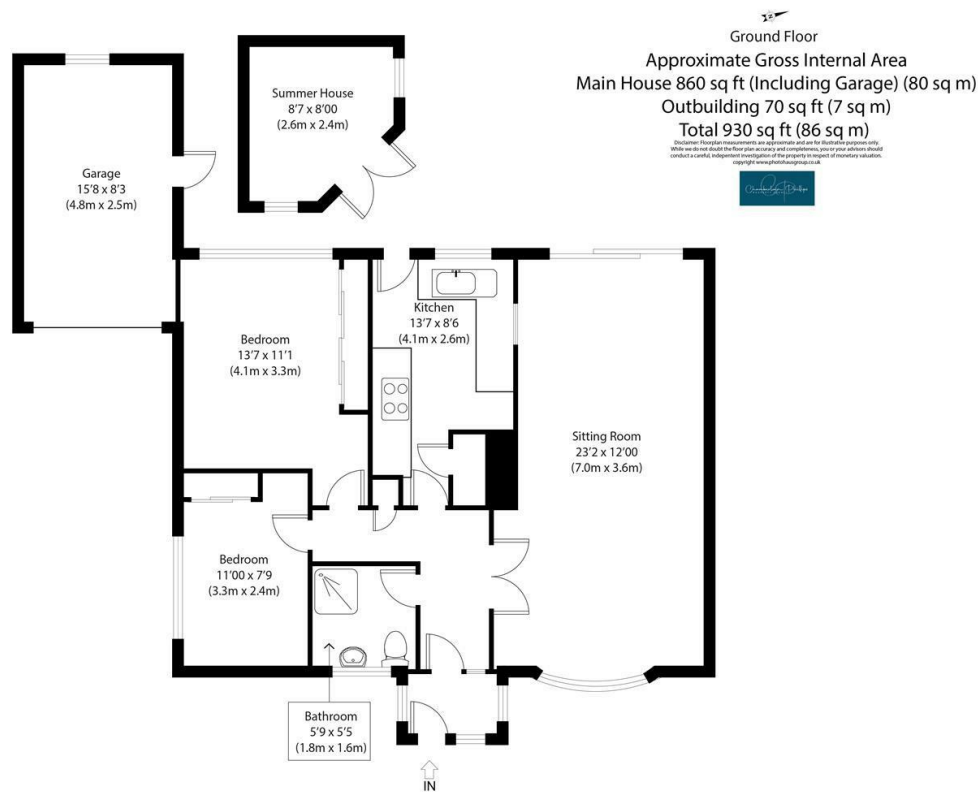
#### AGENTS NOTES:

Tenure - Freehold  
Council Tax Band - C  
Services - Mains Electric, Mains Gas, Mains Water & Drainage  
Heating - Radiators via gas boiler  
Mobile Coverage Indoor: EE, O2 & Vodafone are limited / Three is unavailable  
Broadband: Ultrafast broadband is available at this address

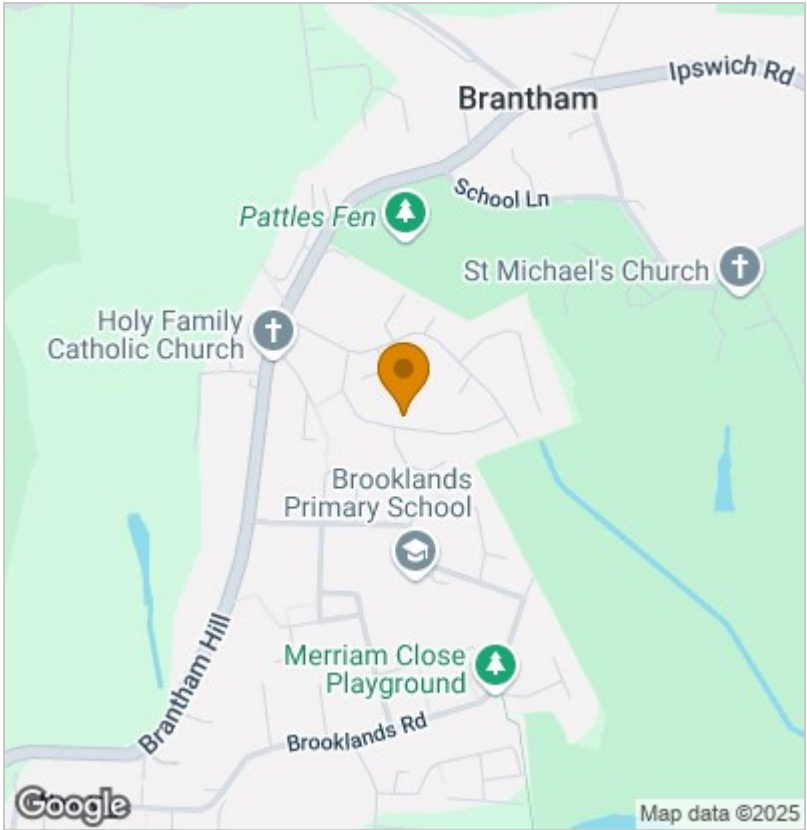




Floor Plan



Area Map



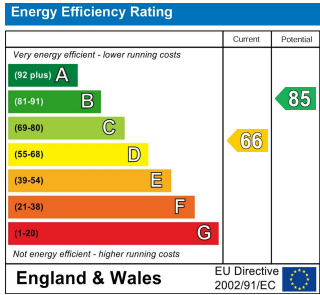
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Energy Efficiency Graph



Council Tax Band - C  
Tenure - Freehold