



Quince Close, Brantham  
Offers In Excess Of £425,000



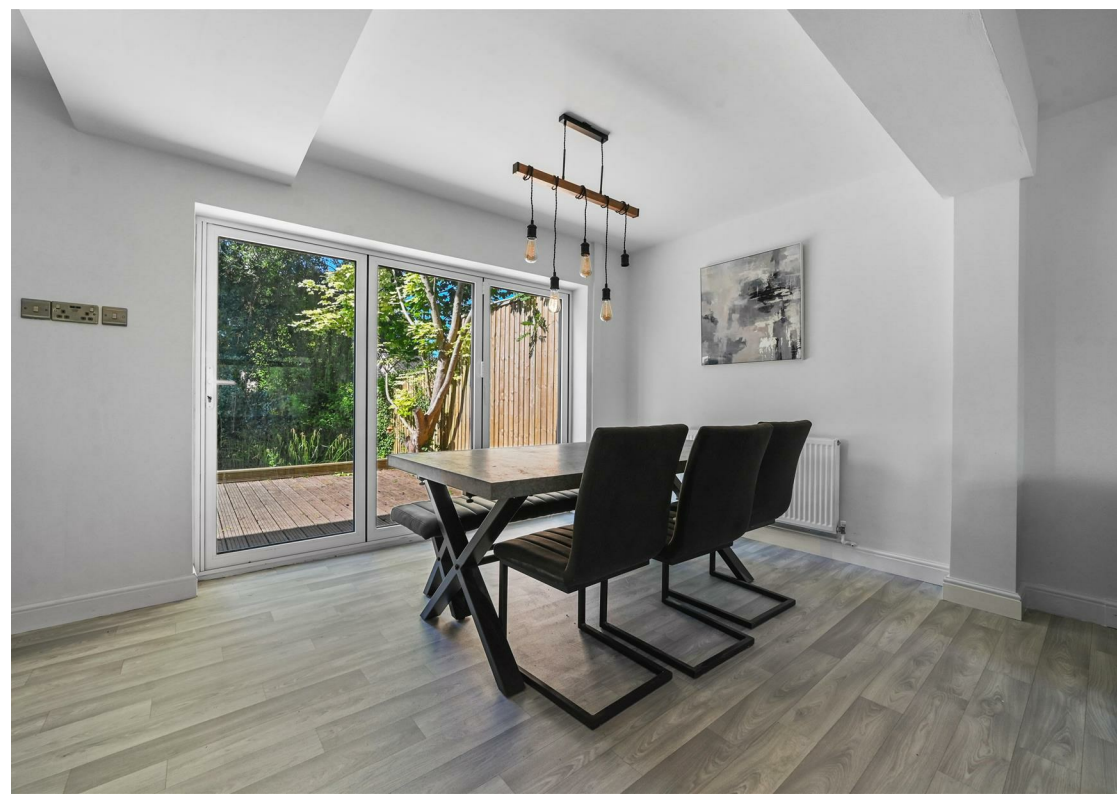
## Quince Close, Brantham

Nestled within the charming village atmosphere of Brantham, this impressive four/five-bedroom detached home presents an exceptional opportunity for families seeking a harmonious blend of modern living and community spirit. Enhanced extensively by the current owners, the property now offers a vast open plan living space designed for both comfort and style.

Upon entering, the welcoming hallway, complete with a convenient downstairs WC, sets the tone for a home that has been meticulously configured for family life. The heart of the house is undoubtedly the expansive kitchen, dining, and family room. This area has been thoughtfully arranged to create a seamless flow, perfect for entertaining or simply enjoying everyday moments. Bi-folding doors invite natural light to flood in and provide a graceful transition to the rear garden, promoting an al fresco lifestyle during warmer months.

The flexible accommodation includes a snug which can serve as a fifth bedroom, featuring its own shower room and a delightful conservatory that extends the living space even further. Upstairs, the four well-proportioned bedrooms ensure privacy and rest for all family members, with the main bedroom boasting its own en-suite shower facility for added luxury. A contemporary family bathroom serves the remaining bedrooms, completing the upper level with functionality and style.

Outside, the large deck area and rear lawn offer ample space for outdoor activities and relaxation, while the front gardens enhance the home's curb appeal. With a double garage and driveway parking, this residence provides practical solutions to everyday needs.







- RARELY AVAILABLE DETACHED FOUR/FIVE BEDROOM HOUSE
- POPULAR LOCATION
- DRIVEWAY & DOUBLE GARAGE
- GROUND FLOOR BEDROOM WITH ENSUITE
- CONSERVATORY
- SECLUDED REAR GARDEN
- OPEN PLAN LIVING SPACE
- BI-FOLDING DOORS TO THE REAR GARDEN
- NO ONWARD CHAIN
- VIEWING ADVISED

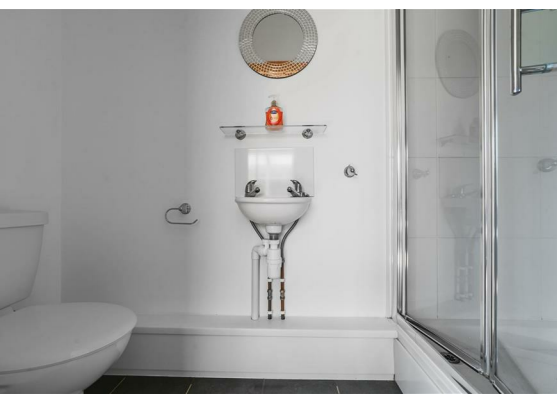
#### LOCATION:

Brantham is a large well-served village in the Stour Valley with the river stour forming one of its boundaries and it is surrounded by picturesque countryside. 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 lucky that it has many amenities including, churches, pubs, a local food store that also has a Co-op, a cafe, a Chinese restaurant, a vet, three play areas, two preschools and a primary school.

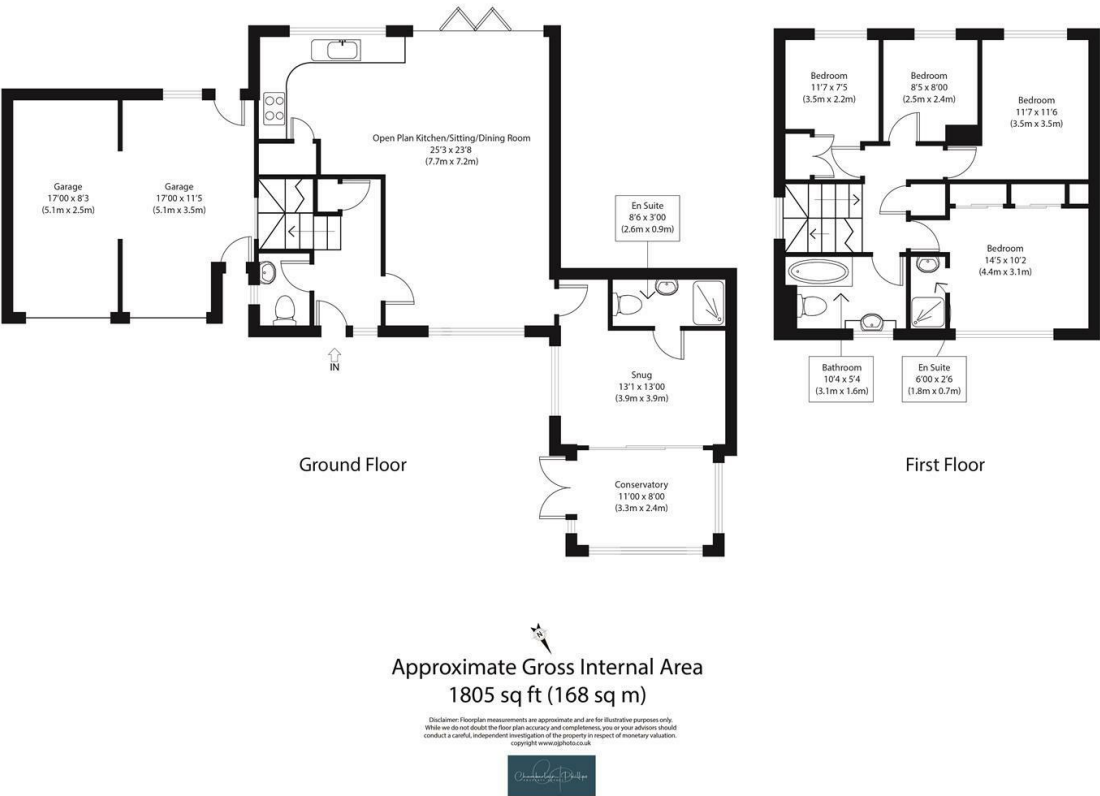
#### Agents notes:

Tenure - Freehold  
Council Tax - Band D  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas fired radiators  
Mobile Availability - All Networks are limited  
Broadband Availability - Ultrafast is available





Floor Plan



Viewing

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

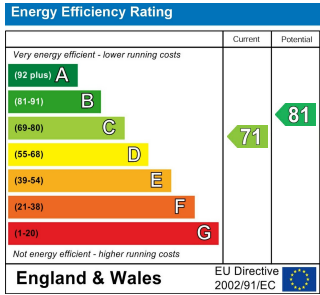
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold