



**Snows Way, Brantham**  
**Guide Price £300,000 - £325,000**

## Snows Way, Brantham

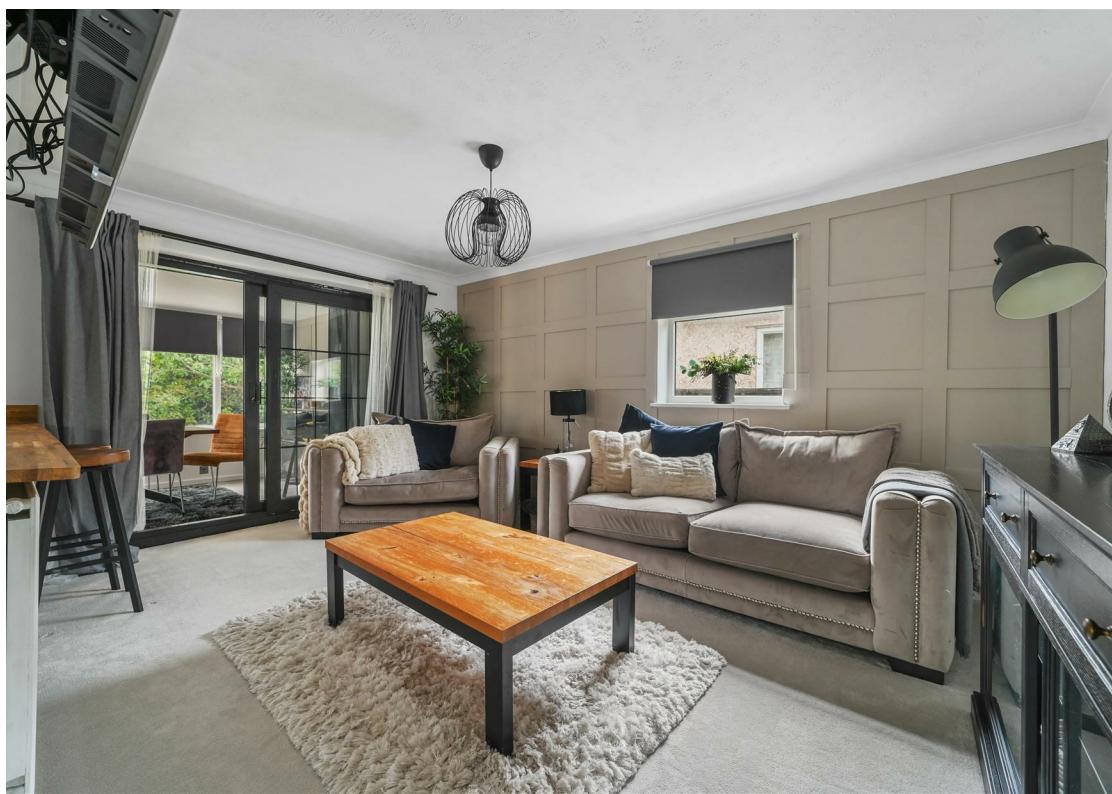
Situated in a cul-de-sac within a popular village, this detached bungalow offers comfortable single-level living with a modern finish. Renovated in 2023, the property features double-glazed windows and a gas central heating system for energy efficiency and everyday convenience.

The accommodation includes a modern kitchen fitted with new units, wood block worktops, an induction hob, double oven, and integrated fridge freezer. The sitting room leads through sliding doors into a conservatory with an insulated roof, providing a versatile additional space.

There are two well-proportioned double bedrooms, one with built-in wardrobes, making the home suitable for a range of buyers including downsizers and couples. A modern bathroom completes the interior layout.

Outside, the garden includes a patio, lawn area, and a shed for storage. A single garage located in a nearby block offers further storage/parking.

This well-presented home is ideally located for access to village amenities and offers a low-maintenance lifestyle with modern comforts.





- CUL DE SAC LOCATION
- POPULAR VILLAGE
- SINGLE GARAGE
- TWO DOUBLE SIZED BEDROOMS
- CONSERVATORY/SUN ROOM
- PROPERTY HAS BEEN RENOVATED
- NO CHAIN
- GUIDE PRICE £300,000 - £325,000

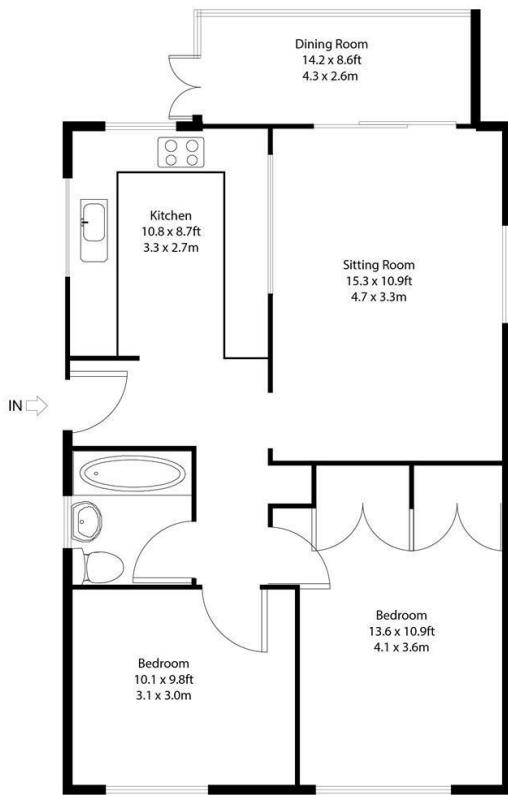
#### LOCATION:

Brantham is a popular village on the Suffolk/Essex border, offering a blend of countryside charm and convenient access to nearby towns. Situated close to the River Stour and surrounded by scenic walks and countryside, it's ideal for those seeking a semi-rural lifestyle. The village benefits from local amenities, a primary school, and strong transport links, with Manningtree station just minutes away providing direct trains to London Liverpool Street in under an hour, and easy road access via the A137 to both Colchester and Ipswich.

#### AGENTS NOTES:

Tenure - Freehold  
Council Tax Band - B  
Services - Mains Electric, Mains Gas, Mains Water & Drainage  
Heating - Radiators via gas boiler  
Mobile Coverage Indoor: EE, Three & Vodafone are limited / O2 is Likely  
Broadband: Ultrafast broadband is available at this address  
Note - Side garden is currently being used as parking, as shown in image, but there is no dropped Kerb.

## Floor Plan

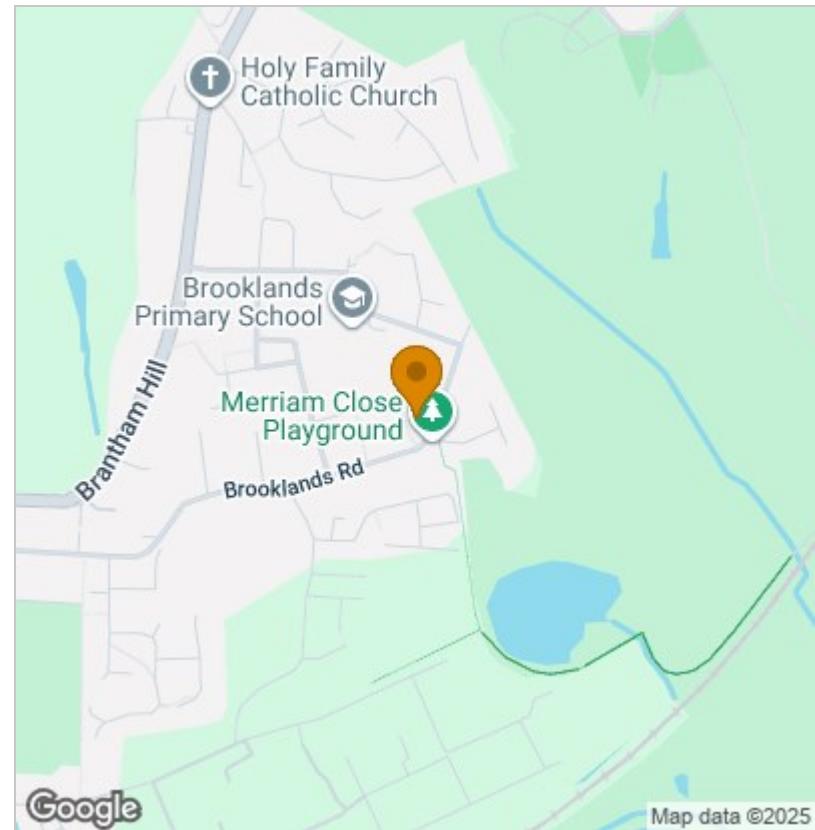


Approximate Gross Internal Area  
633 sq ft (59 sq m)

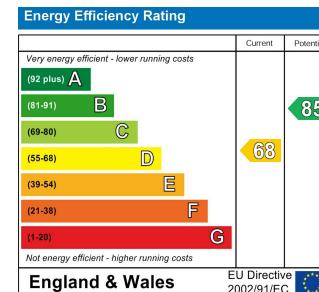
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisor should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - B

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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