



Chapel Cut, Mistley  
Guide Price £350,000



## Chapel Cut, Mistley

Discover the perfect blend of comfort and convenience in this charming three-bedroom semi-detached home, tailored to meet the needs of first-time buyers, families, and those looking to downsize. Boasting an intelligent extension to the rear and a clever garage conversion, this residence offers ample reception space to cater to your lifestyle demands.

As you step through the entrance porch, you'll be welcomed into a cosy front reception room, an ideal study to work or unwind. There is an inviting living room and a stylish kitchen dining room, adorned with stone worktops. The addition of a sun-drenched rear sun room provides a tranquil space to relish your morning coffee or entertain guests.

Upstairs, three well-proportioned bedrooms offer sanctuary and rest, complemented by a modern bathroom featuring both a bath and a separate shower, catering to the needs of a bustling household.

Outside, the enclosed rear garden is a haven for relaxation and entertainment, boasting a well-kept lawn, an al-fresco dining area, and even a bar for those delightful summer evenings. With the convenience of driveway parking to the front, this delightful home is a sanctuary of comfort and ease, waiting for you to make it your own.







- THREE BEDROOM EXTENDED HOME
- GARAGE CONVERSION
- TWO RECEPTION ROOMS PLUS A KITCHEN DINING ROOM
- STUNNING REAR GARDEN
- DOWNSTAIRS WC
- GUIDE PRICE £350,000 - £375,000



#### LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.



For this ideally located collection, residents can easily reach the B1352 and the A137, which superbly links to the A120 and A12 making traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

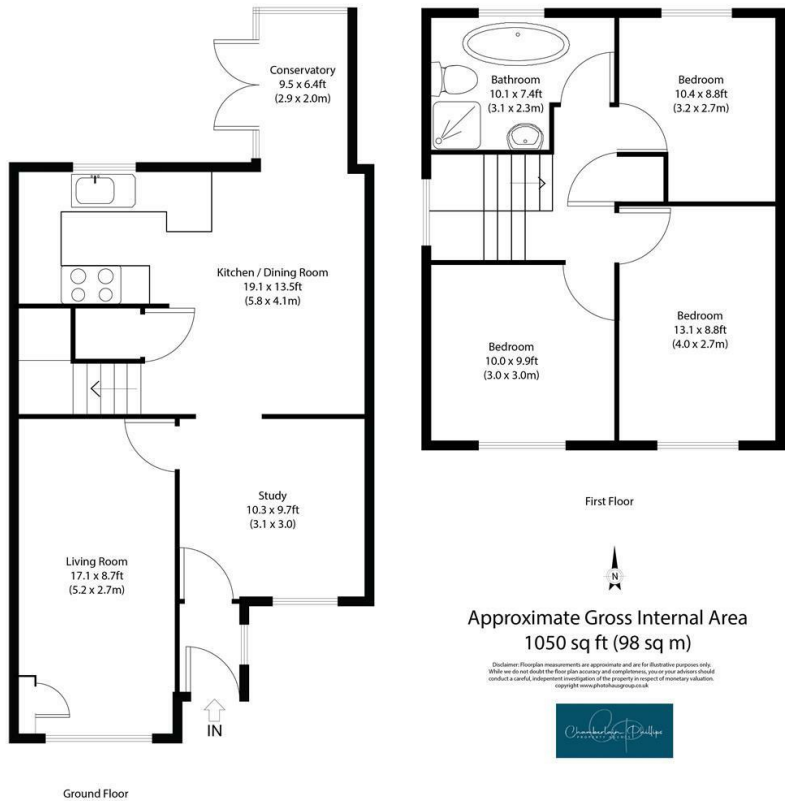
#### Agents notes:

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





Floor Plan



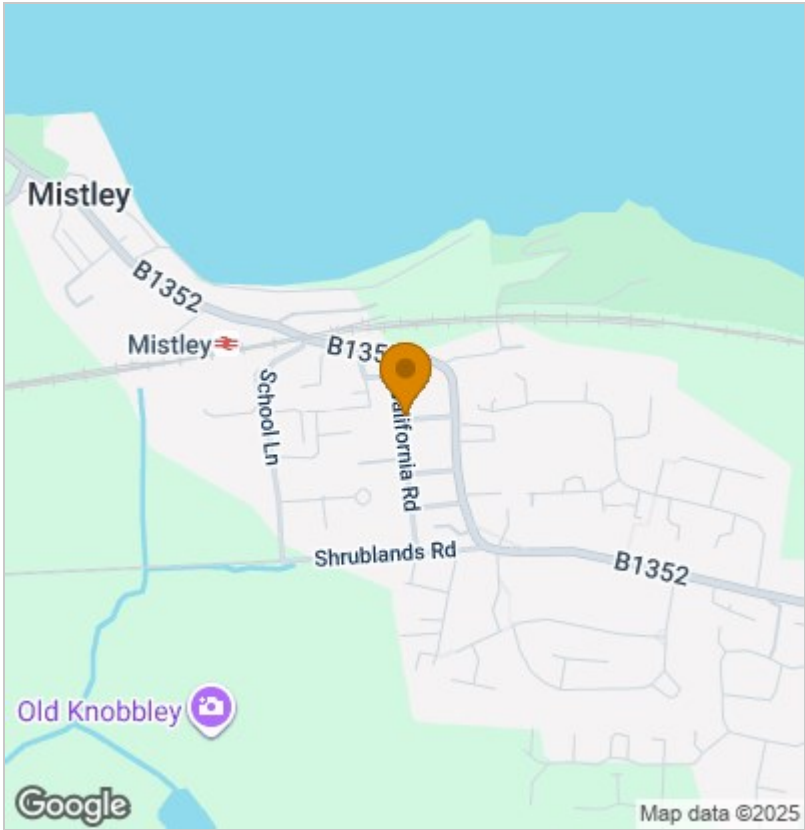
Viewing

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

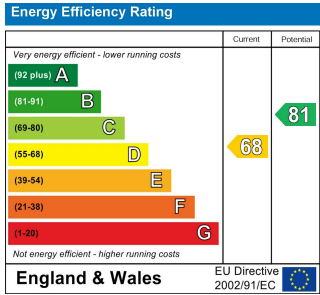
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold