



Brooklands Road, Brantham
£325,000

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Located in the popular village of Brantham, this semi-detached bungalow offers a practical and comfortable home, ideally suited to a range of buyers including individuals, couples, or small families seeking single-level living in a convenient setting.

The property is accessed via a welcoming entrance porch that leads to a hallway, providing access to the main living areas. The kitchen is well-appointed with integrated appliances, including an oven, microwave, ceramic hob, and fridge/freezer, along with plumbing for a washing machine. The layout is functional and designed to meet everyday needs with ease.

The sitting room is a comfortable and well-proportioned space, featuring a gas fireplace that serves as a focal point. Sliding doors open into the conservatory, fitted with automatic blinds and offering views over the garden—ideal for use as additional dining or relaxation space.

There are three bedrooms in total, two of which are generously sized doubles, along with a third single room that could suit a variety of uses, such as a home office or hobby space. Built-in storage helps to keep the living areas tidy and organised.

The modern wet room includes a walk-in shower and contemporary fixtures, designed for ease of use and low maintenance.

Externally, the property features a block-paved driveway providing off-road parking, along with a detached garage equipped with power, lighting, and an electric up-and-over door. The rear garden includes a patio area, established flower beds, and a useful shed—offering a pleasant and manageable outdoor space.

Overall, this is a well-presented and thoughtfully arranged home in a village location, offering a low-maintenance lifestyle with essential amenities in place.





- SEMI DETACHED BUNGALOW
- VILLAGE LOCATION
- SINGLE DETACHED GARAGE
- DRIVEWAY PARKING
- CONSERVATORY
- WET ROOM
- NO CHAIN

LOCATION:

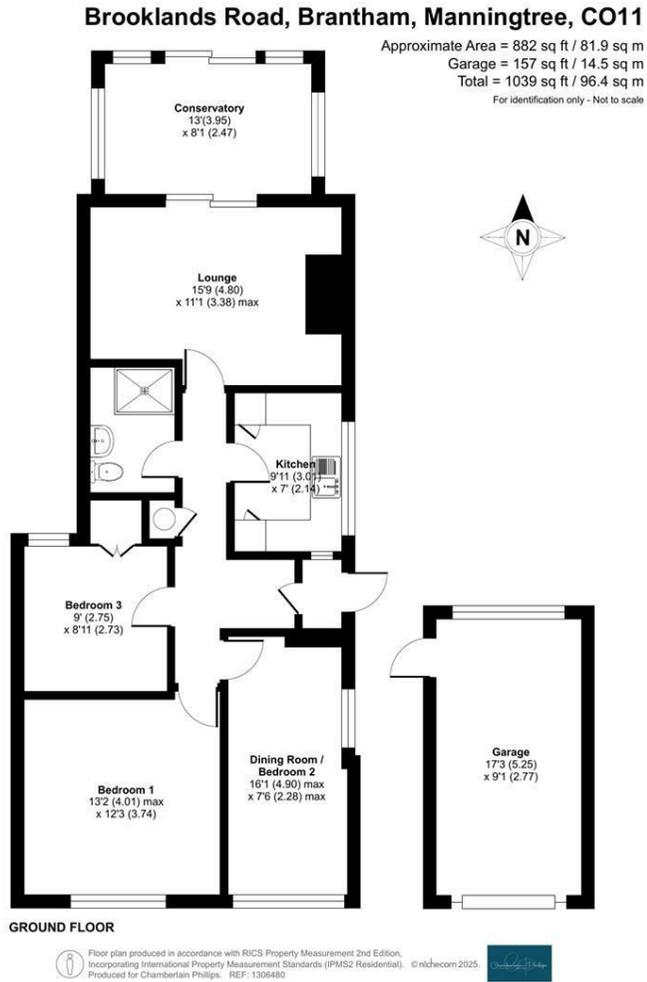
Brantham is a popular village on the Suffolk/Essex border, offering a blend of countryside charm and convenient access to nearby towns. Situated close to the River Stour and surrounded by scenic walks and countryside, it's ideal for those seeking a semi-rural lifestyle. The village benefits from local 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 - C
Services - Mains Electric, Mains Gas, Mains Water & Drainage
Heating - Radiators via gas boiler
Mobile Coverage Indoor: EE, Three, O2 & Vodafone are limited
Broadband: Ultrafast broadband is available at this address



Floor Plan



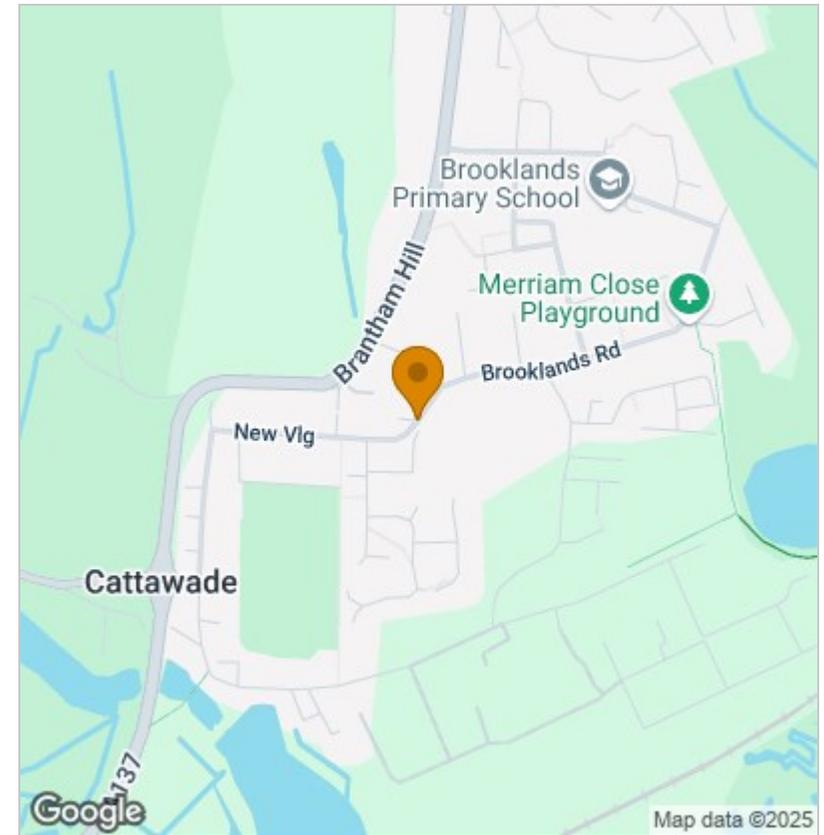
Viewing

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

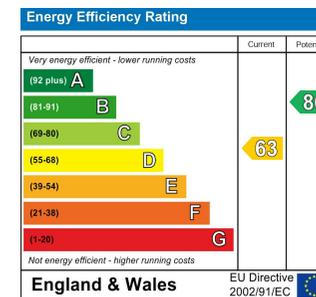
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold