



Storeys Road, Brantham  
£315,000

## Storeys Road

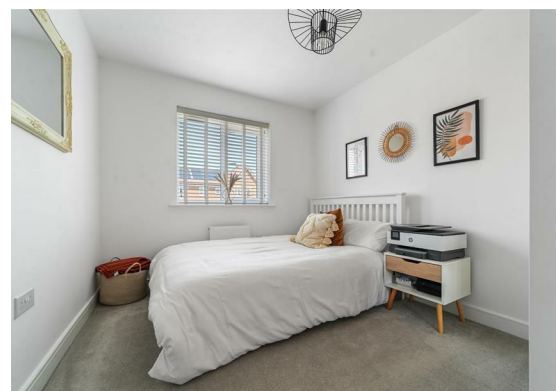
Chamberlain Phillips are delighted to bring to market this beautifully presented three-bedroom semi-detached home, ideal for first-time buyers or young families seeking contemporary comfort in a well-connected and desirable location. Built by Taylor Wimpey just four years ago, this attractive property is located within the ever-popular Stour View development in the charming village of Brantham.

Step inside to a welcoming entrance hall that leads into a spacious and light-filled living room – the perfect space to relax and unwind. A handy downstairs WC adds convenience, while the sleek open-plan kitchen dining area is a real highlight, featuring integrated appliances and French doors that open out onto a private, enclosed rear garden – ideal for entertaining or simply enjoying a sunny afternoon. A garden shed offers additional storage.

Upstairs, you'll find three generously sized bedrooms, including a stylish principal bedroom with a modern ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms with ease.

Further benefits include off-road parking for two vehicles and the peace of mind that comes with a recently built, low-maintenance home.





- THREE BEDROOM SEMI DETACHED HOME
- INTEGRATED KITCHEN
- ENCLOSED REAR GARDEN WITH A SHED
- OFF ROAD PARKING
- SOLAR PANELS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRESENTING IN EXCELLENT ORDER THROUGHOUT
- 6 YEARS NHBC REMAINING
- VIEWING ADVISED
- SITUATED ON THE STOUR VIEW DEVELOPMENT

**LOCATION:**

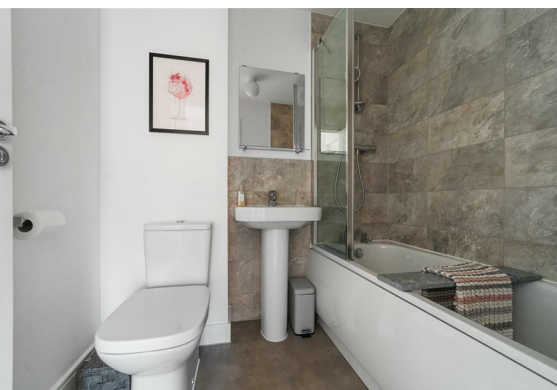
Brantham is a vibrant village nestled in the scenic Stour Valley, home to a community of over 2,300 residents. Surrounded by picturesque countryside, it borders the River Stour and is close to charming villages such as Stutton, Tattingstone, East Bergholt, and Flatford an area famously known as Constable Country for inspiring the works of artist John Constable.

The village boasts a range of amenities, including churches, pubs, a local food store with a Co-op, a café, a veterinary clinic, three play areas, and both a preschool and primary school.

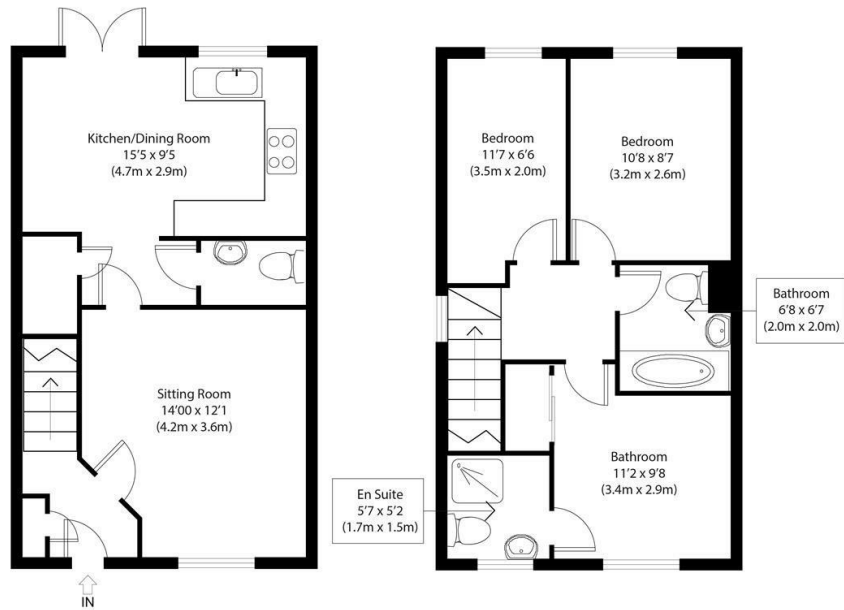
Ideally positioned between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex, Brantham offers easy access to a variety of shops, restaurants, and entertainment venues via public transport or car.

Just across the River Stour lies Manningtree, England's smallest market town, with a railway station providing direct links to London, Norwich, Harwich, Felixstowe, and the scenic beaches of the Sunshine Coast.

**Agents Notes:**  
 Tenure - Freehold  
 Council tax - Band C  
 Services - Mains electric/Mains Drainage/Mains water/Mains gas  
 Heating - Gas boiler via radiators  
 Mobile - All Networks are available  
 Broadband - Standard, Superfast & Ultrafast available  
 Development Fee - An annual development maintenance charge is payable currently £179 P A



## Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area  
845 sq ft (79 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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photobloggroup.co.uk



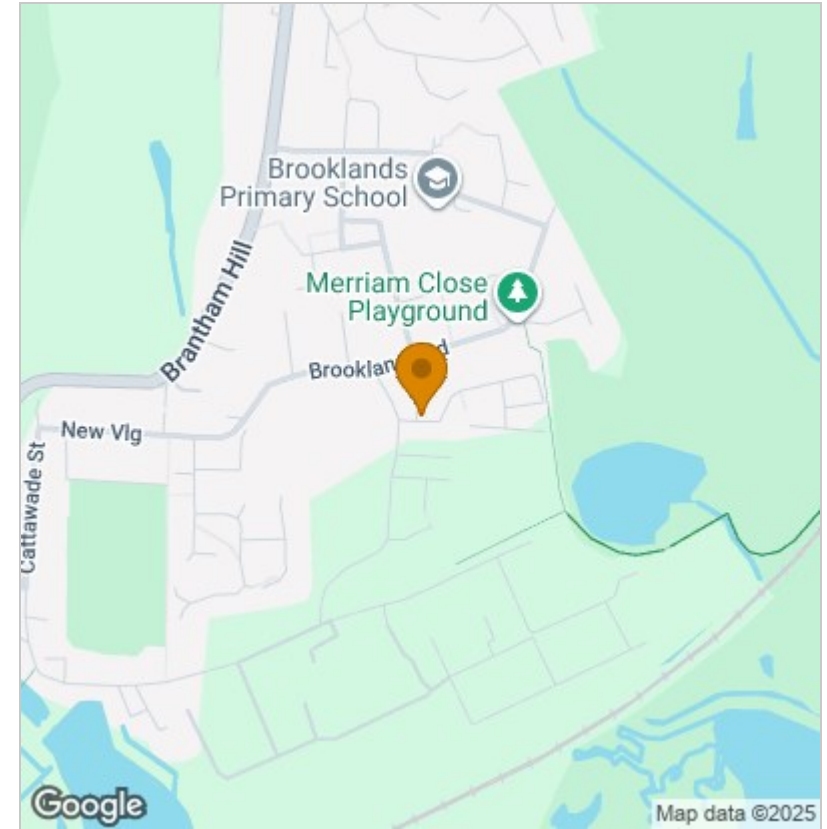
## Viewing

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.

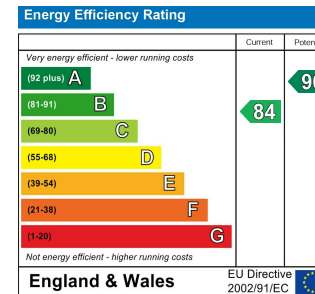
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## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold