



Rowley Close, Brantham  
£325,000

## Rowley Close, Brantham

This detached bungalow offers a superb combination of modern comfort and village living, making it an ideal choice for first-time buyers, couples, or families. Recently updated throughout, the property features a new boiler and radiators, a newly fitted kitchen, new bathroom and en suite, and new carpets, creating a fresh and welcoming feel with nothing left to do but move in.

The entrance hall leads into a generous sitting room, a bright and versatile space that comfortably accommodates both relaxation and dining. The kitchen is smartly fitted with a modern range of units, an integrated oven and hob, and space for additional appliances, providing a practical and stylish setting for home cooking.

The principal bedroom benefits from the convenience of its own newly fitted en suite shower room, while two further bedrooms offer excellent flexibility, whether for family, guests, or home working. A sleek, newly fitted family bathroom completes the accommodation with a contemporary finish.

Outside, the west-facing garden is mainly laid to lawn, offering a pleasant and private area for leisure, children's play, or entertaining. The property also benefits from off-road parking, adding to its everyday practicality.

With its extensive modernisation, adaptable layout, and sought-after village location, this home presents a fantastic opportunity to secure a property that is both stylish and convenient.





- POPULAR VILLAGE LOCATION
- DETACHED BUNGALOW
- RECENTLY MODERNISED
- OFF ROAD PARKING
- ENSUITE TO BEDROOM
- NEWLY LANDSCAPED WEST FACING REAR GARDEN
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED

#### LOCATION:

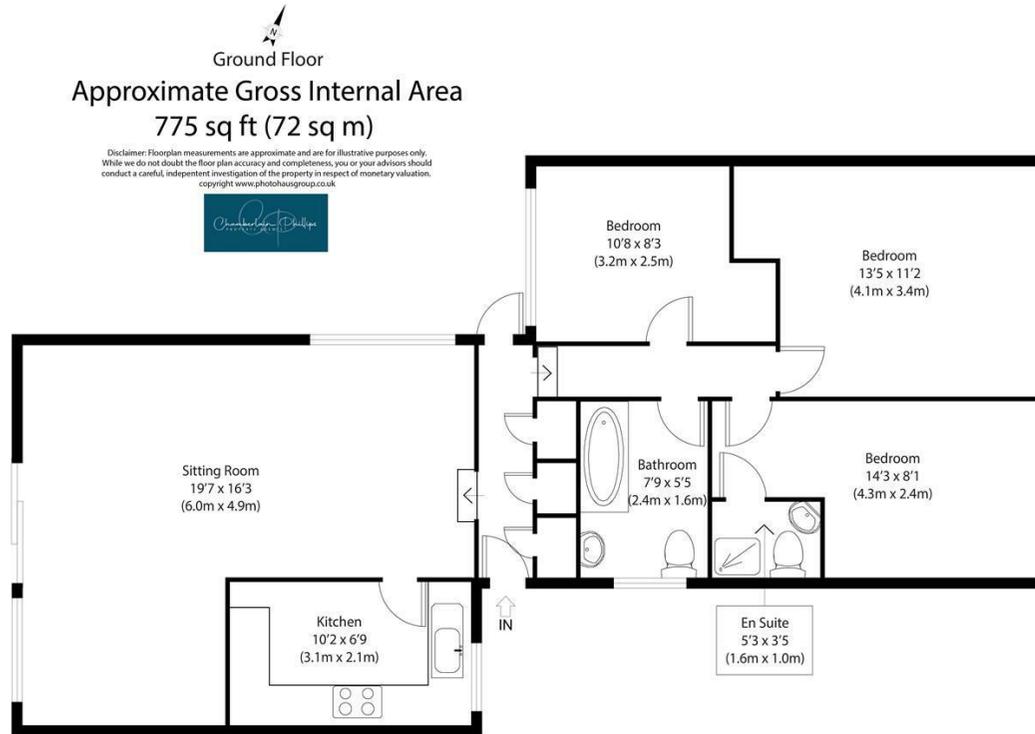
Brantham is a popular village on the Suffolk/Essex border, offering a blend of countryside charm and convenient access to nearby towns. Situated close to the River Stour and surrounded by scenic walks and countryside, it's ideal for those seeking a semi-rural lifestyle. The village benefits from local 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:

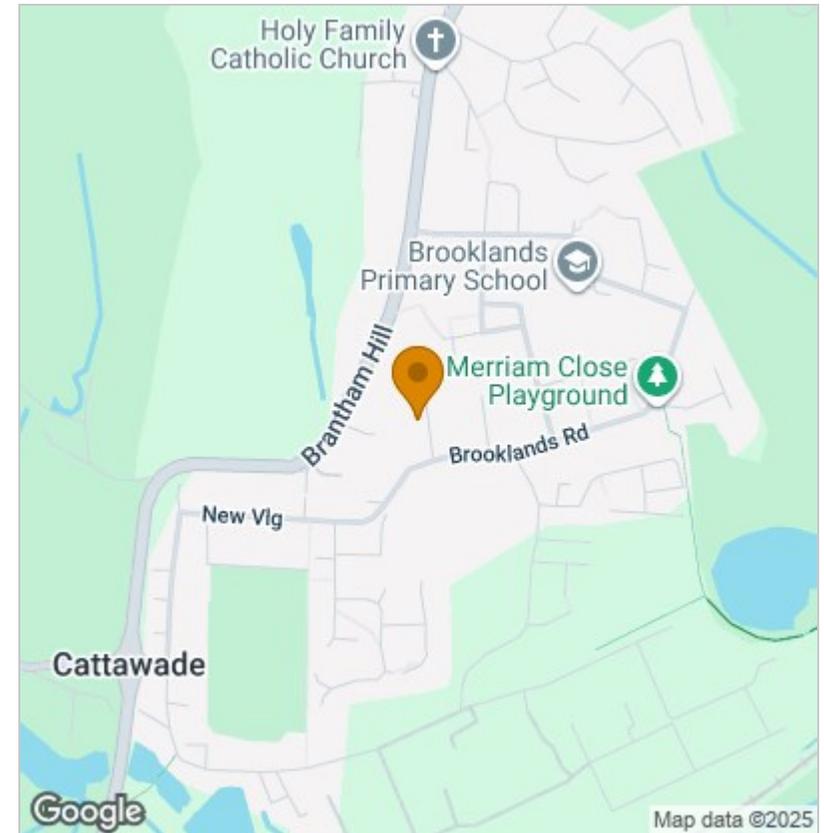
Tenure - Freehold  
Council Tax Band - C  
Services - Mains Electric, Mains Gas, Mains Water & Drainage  
Heating - Radiators via gas boiler  
Mobile Coverage Indoor: EE 86%, Three 59%, O2 77% & Vodafone 72% (source Ofcom)  
Broadband: Ultrafast broadband is available at this address (Source Ofcom)



## Floor Plan



## Area Map



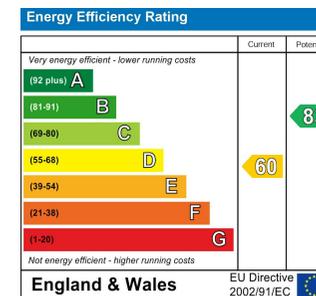
## Viewing

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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## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold