



California Road, Mistley
£375,000

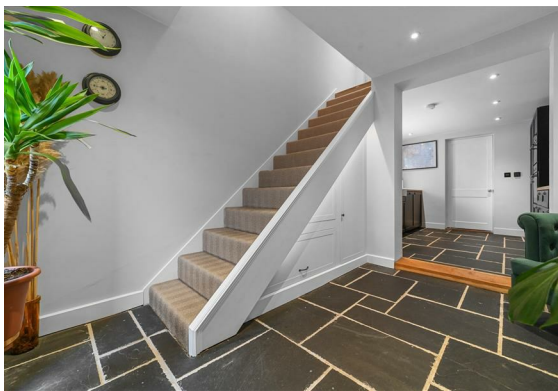
California Road

Step into the elegance of a bygone era, meticulously revived for contemporary living. This early 20th-century semi-detached home presents an exceptional opportunity for those taking their initial venture onto the property ladder, looking to downsize in style, or seeking the perfect family abode. A testament to the dedication of its current owners, this residence combines the charm of its historical origins with the comforts of modern refinement.

Upon entering, you are welcomed into an expansive hallway, replete with the flexibility to serve as an additional reception area, setting the tone for a home that marries form with function. The heart of the house, the living room, a warm and inviting space, is crowned by a characterful log burner and opens out onto the rear garden through elegant sliding doors, effortlessly blending indoor and outdoor living. A kitchen well planned and designed, adorned with oak worktops, awaits those with a penchant for culinary endeavours. A utility room conveniently positioned at the rear complements the kitchen, ensuring a practical flow of space.

Ascend the stairs to discover three well-proportioned bedrooms, with the third currently fashioned into a chic walk-in wardrobe and dressing room. The show-stopping family shower room boasts dual sinks and an indulgent walk-in shower, creating a spa-like sanctuary within the comfort of your own home.

Externally, the property boasts a secure, landscaped garden featuring both patio and lawn, ideal for tranquil relaxation or entertaining guests. A detached garage and workshop offer ample storage, while off-street parking – a rarity on this sought-after road – accommodates several vehicles.





- THREE BEDROOM HOME
- SITUATED ALONG CALIFORNIA ROAD
- BEAUTIFUL KITCHEN
- LIVING ROOM WITH LOG BURNER
- STUNNING SHOWER ROOM
- ENCLOSED REAR GARDEN
- GARAGE AND WORKSHOP
- DRIVEWAY PARKING

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.

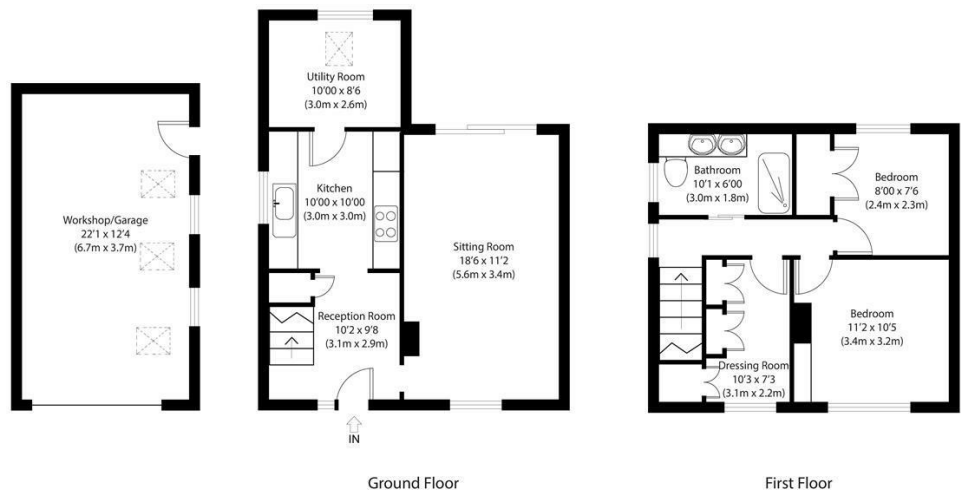
For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services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

Agents notes:

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



Floor Plan



Approximate Gross Internal Area
Main House 950 sq ft (88 sq m)
Outbuilding 275 sq ft (26 sq m)
Total 1225 sq ft (114 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.photoshangroup.co.uk



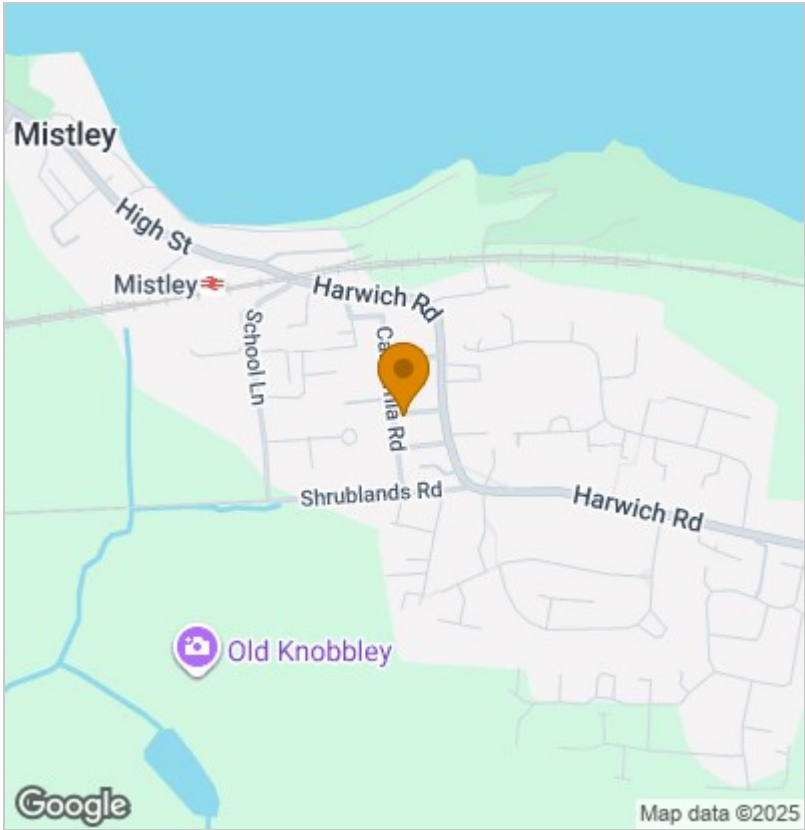
Viewing

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.

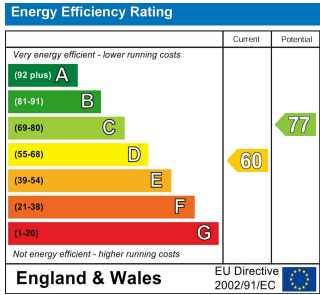
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold