



New Village, Brantham
£350,000

New Village

Nestled within a charming locale, this extended Victorian semi-detached house presents an exquisite opportunity for all buyers seeking a perfect blend of character and contemporary living. The home exudes elegance and has been renovated to an impeccable standard by the current Vendors.

Offering a warm welcome from the moment you step inside, the inviting entrance hallway leads you through to a beautifully presented living room, where a striking feature fireplace creates the perfect setting for cosy evenings and relaxed entertaining.

At the heart of the home lies the impressive kitchen and dining area, flooded with natural light from a skylight and finished with sleek quartz worktops, it's a space designed for both everyday living and special gatherings. Practicality meets style with a separate utility area and a convenient downstairs shower room, ensuring every detail of modern living is thoughtfully catered for.

Upstairs, the accommodation comprises three well-proportioned bedrooms, each infused with natural light and tranquillity. The main bedroom boasts a generous wall of built-in storage, ensuring a clutter-free sanctuary.

The exterior of the property is equally impressive, featuring an enclosed rear garden with two patio areas and a lush lawn, perfect for al fresco dining or simply enjoying peaceful outdoor moments. The insulated outbuilding, complete with power, offers endless possibilities – be it a home office, snug or a personal bar. Additionally, the 25x10ft garage includes a workshop area, and with driveway parking for several vehicles, your convenience is ensured.





- EXTENDED VICTORIAN SEMI DETACHED HOME
- THREE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- OUTDOOR OFFICE
- STUNNING KITCHEN DINING ROOM
- FINISHED TO A HIGH STANDARD THROUGHOUT

LOCATION:

Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents notes:

Tenure - Freehold

Council Tax - Band B

Services - Mains

Gas/Electric/Water/Drainage

Heating - Gas fired radiators

Mobile Availability - EE - 86% / o2 -

77% / Vodafone - 72% / Three - 59%

Broadband Availability - Ultrafast is available

Floor Plan



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.

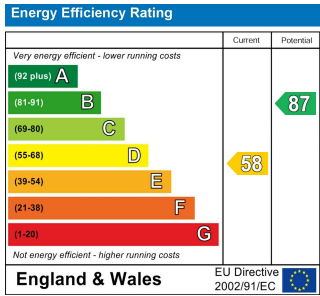
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold