



Cattawade Street, Brantham
£450,000

Property Overview

*** 1/3 ACRE ***

Nestled within the charming village of Brantham, this splendid four-bedroom house offers the perfect blend of space, comfort, and tranquility for growing families or those seeking to upscale their living experience. On a substantial plot of one-third of an acre (STS), this home promises a lifestyle of privacy and leisure.

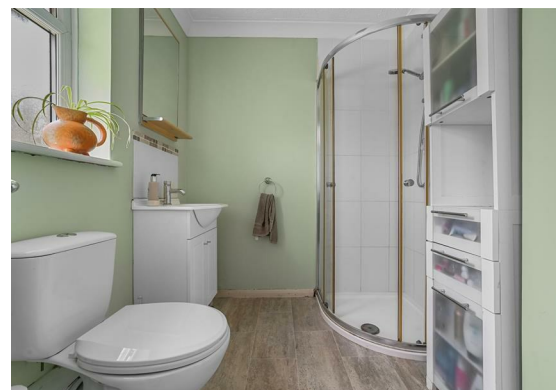
As you step through the front door, you'll be greeted by a bright and spacious entrance hallway, setting the tone for the rest of this welcoming home. The ground floor boasts a versatile study and a convenient downstairs WC, a thoughtfully converted space perfect for working from home or additional storage.

The living and dining room, of very generous proportions, provides an ideal setting for family gatherings and celebrations, whilst the well-appointed kitchen breakfast room is the heart of the home, perfect for casual dining and morning routines. To the rear, a generous conservatory bathes the space in natural light, offering serene views of the extensive garden.

Upstairs, four well-sized double bedrooms await, including a principal bedroom with an en-suite shower room, ensuring ample space and privacy for all family members. A modern family shower room complements the upstairs layout.

The rear garden is a truly exceptional feature, providing a vast canvas for outdoor activities, entertainment, or simply enjoying the peaceful surroundings. An outbuilding, currently used as a snooker room, adds a touch of fun. For vehicle enthusiasts or those needing extra space, a car port with an electric garage door is situated to the side, while the front driveway comfortably accommodates several cars.





- FOUR DOUBLE BEDROOM HOME
 - OVERALL PLOT IN EXCESS OF 1/3 ACRE
 - OUTBUILDING CURRENTLY USED AS A SNOOKER ROOM
 - GENEROUS LIVING/DINING ROOM
 - RE-FITTED KITCHEN BREAKFAST ROOM
 - LARGE CONSERVATORY
 - CAR PORT WITH ROLLER DOOR
 - EN-SUITE SHOWER ROOM
 - DOWNSTAIRS WC
 - RARELY AVAILABLE
- 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

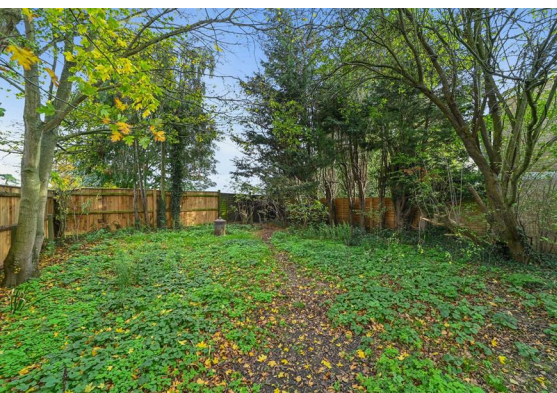
Council Tax - Band D

Services - Mains Gas/Electric/Water/Drainage Heating - Gas fired radiators

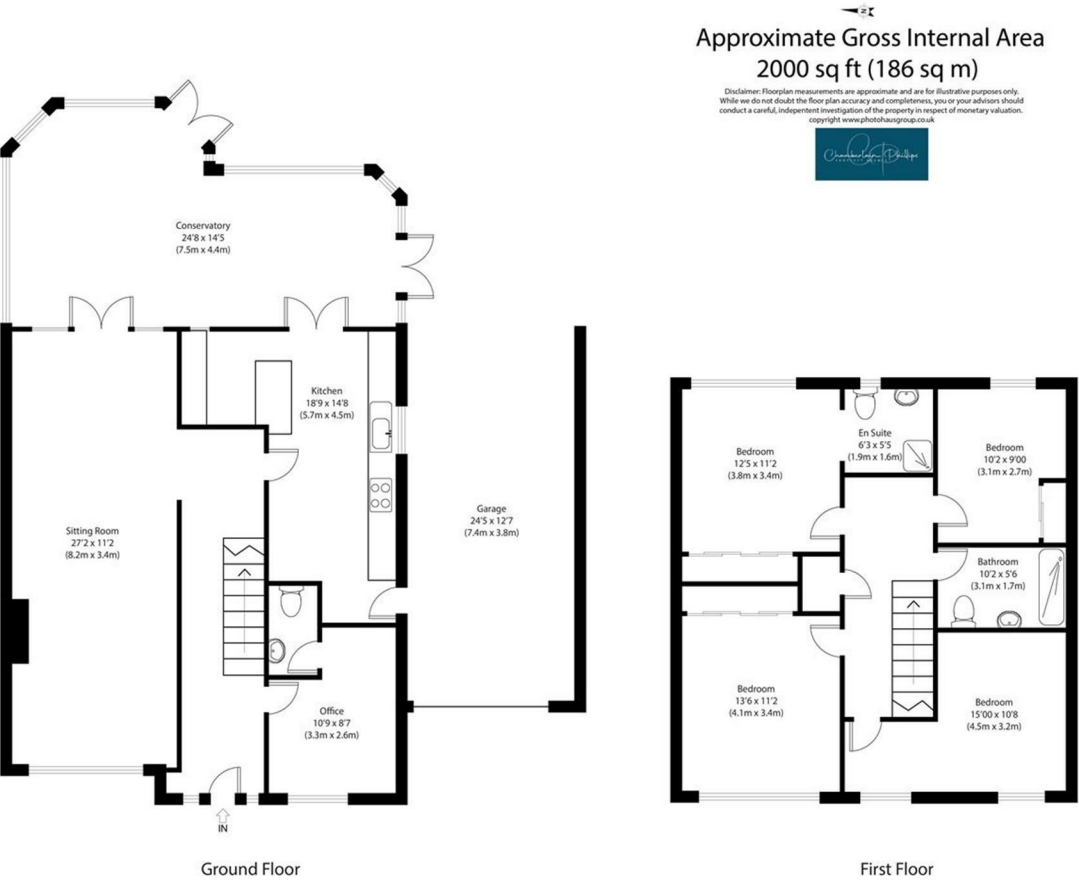
Mobile Availability - EE - 86% / o2 - 77% /

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

