



Cedar Close, Brantham  
£270,000



## Cedar Close, Brantham

Nestled in the heart of a highly sought-after village, this delightful two-bedroom semi-detached bungalow offers an idyllic setting for first-time buyers, couples, or those looking to downsize. With easy access to scenic walks leading down to the picturesque Stour Estuary, this home provides the perfect retreat for anyone seeking a harmonious blend of village charm and modern convenience.

Upon entering, the welcoming hallway leads to two well-proportioned bedrooms, a comfortable sitting room, and a bathroom featuring an electric shower over the bath. The kitchen, fitted with matching units, an electric hob, and oven, provides a functional space for any culinary enthusiast.

Enhancing the living accommodation is a bright conservatory, offering an additional area to relax and unwind while enjoying views of the rear garden. The easy-to-maintain outdoor space features a patio, lawn, and a variety of shrubs, ideal for those who appreciate an easy to maintain garden.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Externally, a driveway and garage offer ample parking and useful storage.

Don't miss the opportunity to make this charming bungalow your new home, contact us today to arrange your viewing!







- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE & DRIVEWAY
- CONSERVATORY
- BACKS ONTO WOODLAND
- NO ONWARD CHAIN

#### 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, Tattingsstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country).

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 fortunate to have many amenities including, churches, pubs, a local food store, a cafe, vets, three play areas, two preschools and a primary school.

#### AGENTS NOTES:

Tenure - Freehold

Council Tax Band - B

Services - Mains Electric, Mains Gas, Mains Water & Drainage

Heating - Radiators via gas boiler

Mobile Coverage Indoor: EE - 86% / o2 -

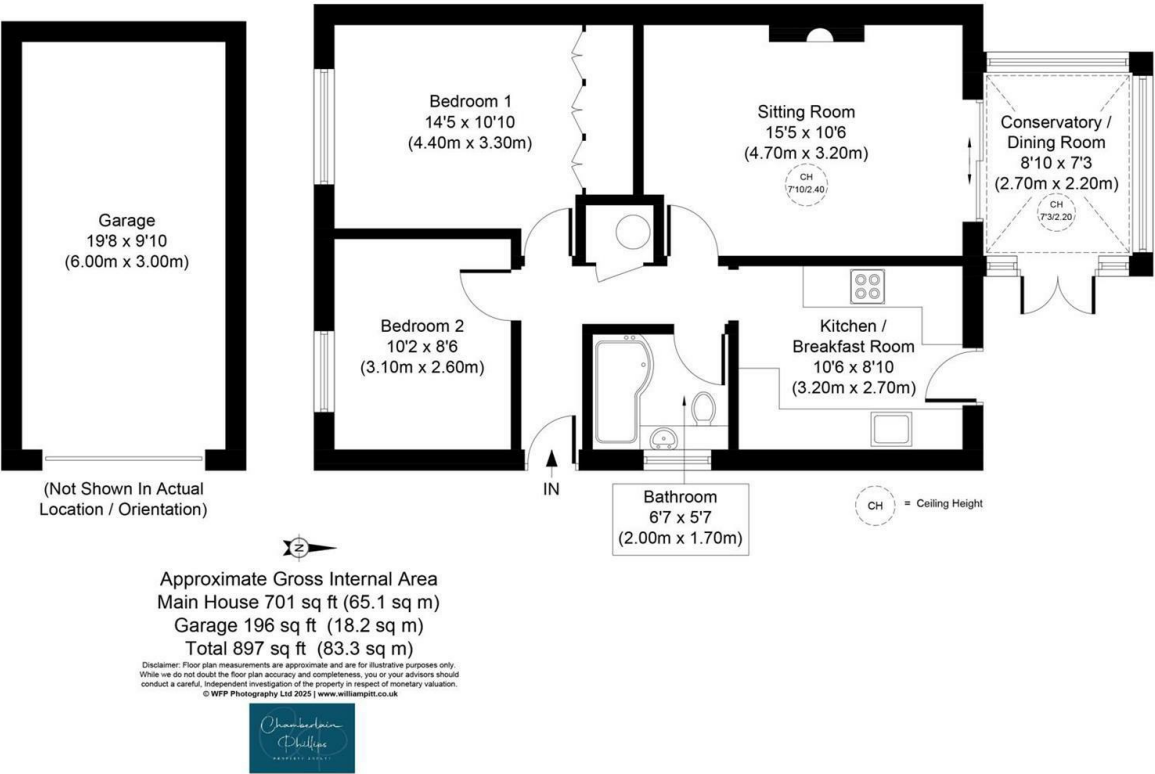
77% / Vodafone - 72% / Three - 59%

Broadband: Ultrafast broadband is available at this address





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.

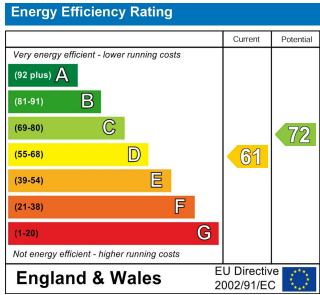
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold