



Birch Drive, Brantham  
£325,000 FREEHOLD

## Birch Drive, Brantham

Step into a life of rural charm with this exquisite detached bungalow, an ideal haven for first-time buyers, small families or those enjoying their golden years. Nestled in a coveted village setting, this property has been meticulously renovated to an exceptional standard, ready to welcome you into a seamless blend of comfort and style.

The heart of the home is the open-plan lounge, diner, and kitchen, where bi-fold doors invite the outside in, revealing a serene, south-facing garden. The decking is perfect for al fresco dining, while the lawn and shrub-bordered privacy offer a peaceful retreat. Inside, the high-quality kitchen dazzles with an inset sink, induction hob, oven, and integrated appliances including a fridge-freezer and dishwasher, all set against the backdrop of stylish decor.

Each of the two bedrooms offers a cosy escape after a long day, while the new shower room promises a spa-like experience with its corner shower and chic vanity unit. Practicality isn't forgotten, with a utility space to keep the home running smoothly.

The extended and converted garage presents a versatile space, fully equipped with water and electricity – perfect for a home business, workshop, studio, or gym. Completing the modern conveniences, the home benefits from a newly installed boiler, rewiring, and replaced windows and doors, ensuring peace of mind and ease of living.

With driveway parking adding to its appeal, this bungalow is more than a home; it's the key to a new lifestyle in a desirable location.





- SOUGHT AFTER VILLAGE LOCATION
- DETACHED BUNGALOW
- RECENTLY REFURBISHED
- EXTENDED CONVERTED GARAGE
- SOUTH FACING GARDEN
- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- VIEWINGS HIGHLY RECOMMEND

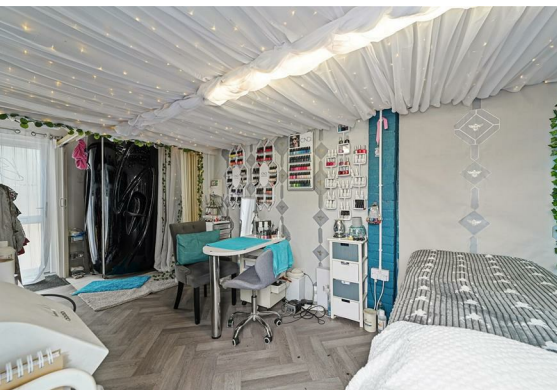
#### LOCATION

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).

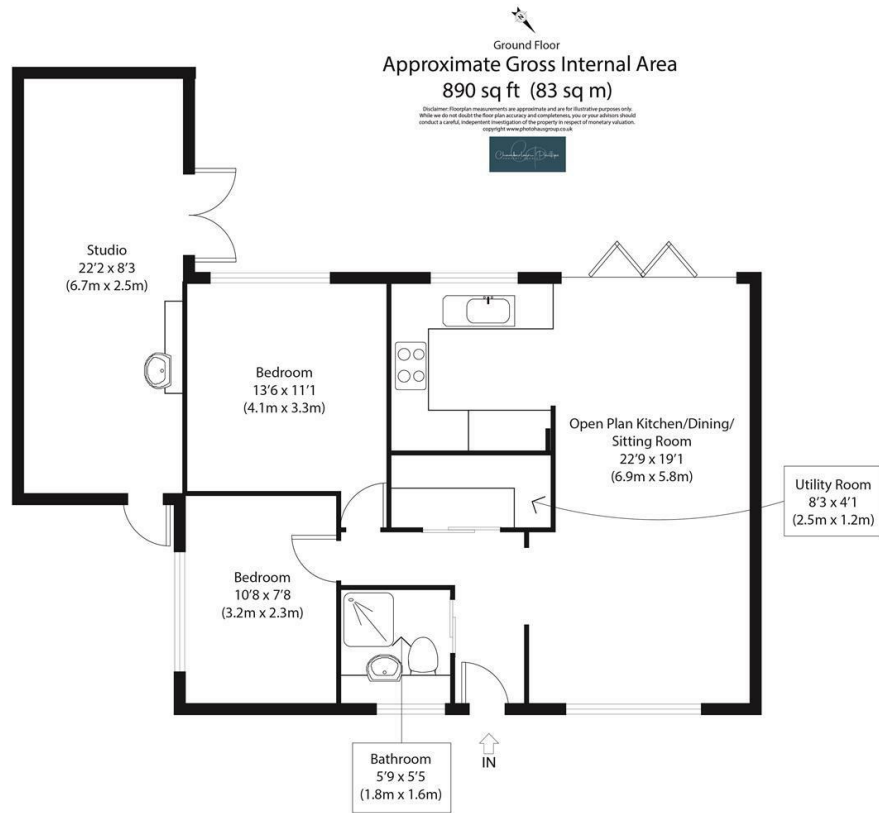
Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast.

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.

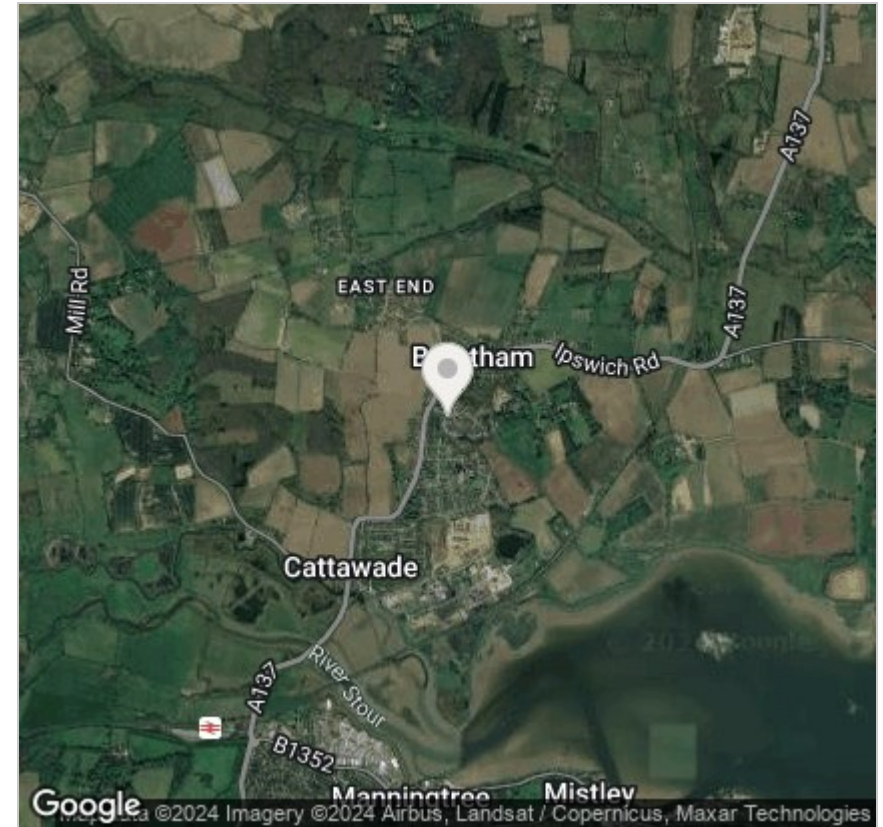
**Important Information:**  
Tenure - Freehold  
Council Tax Band - C  
Services - Mains Electric, Mains Gas, Mains Water & Drainage  
Heating - Radiators via gas boiler  
Mobile Coverage Indoor: EE Likely, O2 & Vodaphone Limited  
Broadband: ultrafast broadband is available at this address



## Floor Plan



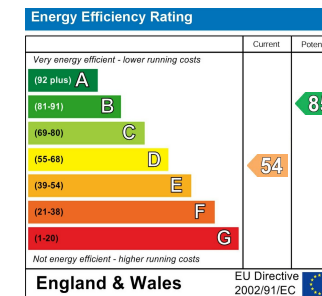
## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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