

THE ESTATE AGENCY HUB

The Estate Agency Hub

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## Property Brochure

17 Brooklands Road, Brantham, CO11 1RN



## Key Features

- OFFERED WITH NO ONWARD CHAIN!
- Semi Detached Bungalow
- Three/Four Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Excellent Rail & Transport Links
- Located Within A Short Distance Of Local Amenities
- Gas Central Heating & Double Glazing
- EPC Rating: D - Council Tax Band: C

## Property Description

The Estate Agency Hub have the pleasure of offering this three/four bedroom semi- detached bungalow in the sought after village of Brantham.

Internally the accommodation comprises; entrance porch, entrance hall, lounge/dining room, modern fitted kitchen, study/bedroom four, master bedroom with dressing room and en-suite, bedroom two, bedroom three and bathroom. Externally the property benefits from an enclosed rear garden and off road parking via a dropped curb.

The property provides access to excellent transport links and is located just a 5 minute drive to Manningtree which provides the main line to London. The property also benefits from being close to several local amenities including schools, social and football club and outdoor activities including several walks that lead to the Stour Estuary, local river and lake.

Internally viewing is highly recommended to appreciate the spacious accommodation on offer!













# Accommodation:

## Entrance Porch

## Entrance Hall

**Lounge/Dining Room - 25'5" x 10'9" (7.78m x 3.33m)** - Window to front and side aspects. Radiators.

**Kitchen - 13'7" x 23'7" (4.17m x 7.22m)** - Windows to side aspect and door into garden. Fitted kitchen with matching wall and base units and work surfaces over. Ceramic sink and drainer with one and a half bowl and mixer tap and additional single built in sink with mixer tap. Built in dishwasher, built in double ovens, induction hob and extractor fan. Radiator and under floor heating.

**Study/Reception Room/Bedroom Four - 12'5" x 7'2" (3.81m x 2.18m)** - Window to front aspect and radiator.

**Bedroom One - 17'7" x 11'1" (5.40m x 3.38m)** - Window to rear aspect. Fitted wardrobes and radiator.

**Dressing Room - 11'0" x 7'7" (3.34m x 2.36m)** - Window to side aspect and radiator.

**En-Suite** - Shower cubicle with electric shower, WC and wash hand basin.

**Bedroom Two - 12'0" x 11'4" (3.67m x 3.48m)** - Window to rear aspect. Fitted wardrobes and radiator.

**Bedroom Three - 10'3" x 10'4" (3.14m x 3.18m)** - Window to front aspect. Fitted wardrobes and radiator.

**Bathroom** - Window to side aspect. Bath with shower over, WC and wash hand basin. Radiator.

## Outside

**Front:** Brickweave pathway leading to front door.

**Rear:** Enclosed rear garden mainly laid to lawn with raised patio area. Timber sheds.

**Parking:** Dropped curb providing off road parking. Additional unallocated parking is also available in the cul de sac.

## Utilities:

**EPC Rating: D**

**Council Tax Band: C**

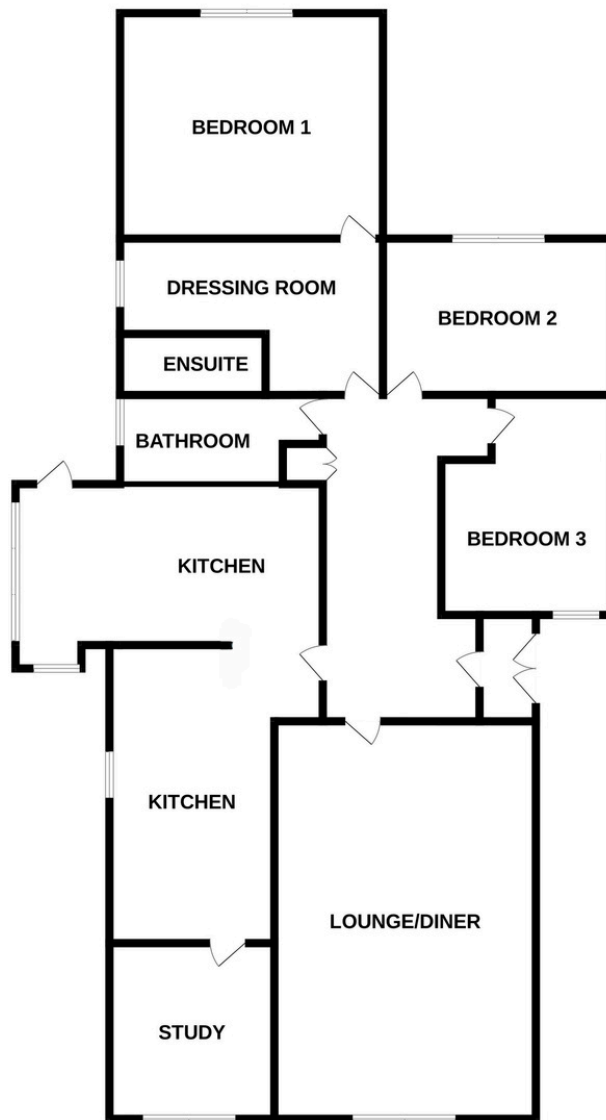
**Local Authority: Babergh District Council**

**Heating Type: Gas Central Heating**

**Mains Water & Mains Drainage**

# Floorplans

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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