

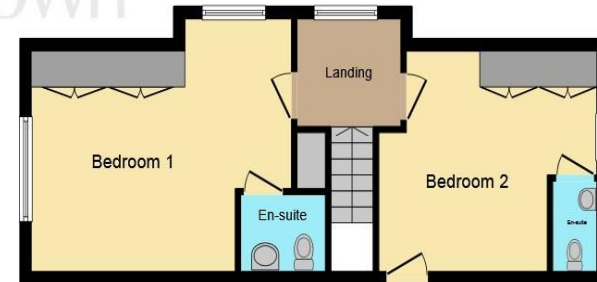


Riverview, Colchester Road, Manningtree, CO11 2BE

welcome to
Riverview, Colchester Road, Manningtree



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This spacious detached chalet bungalow is tucked away in a cul-de-sac position in the popular village of Lawford, within walking distance of Manningtree mainline train station with direct links to London, Manningtree High Street with local shops, restaurants and pubs, and lovely river/estuary walks.



Offered with NO ONWARD CHAIN, early viewing is strongly advised of this spacious detached home situated in a quiet cul-de-sac offering excellent access to Manningtree High Street, mainline train station, beautiful river walks and both primary and secondary schooling.

The property offers ample living accommodation, four bedrooms, large well presented rear garden, off road parking for several cars and garage.

Entrance Door To:

Entrance Hall

Wood effect flooring, stairs to first floor, radiator, built-in storage cupboard, doors to:

Cloakroom

Upvc double glazed window to side, low level w.c., wash hand basin.

Wet Room

Two upvc double glazed windows to side, radiator, modern suite comprising shower, low level w.c. and pedestal wash hand basin, tiled walls.

Lounge

18' 11" max x 16' 1" (5.77m max x 4.90m)
Upvc double glazed windows to front and side, radiator, wood effect flooring.

Dining / Sitting Room

12' 5" x 12' 1" (3.78m x 3.68m)
Upvc double glazed window and door to side, radiator, carpet, door to:

Bedroom Three

11' 5" max x 10' 3" (3.48m max x 3.12m)
Upvc double glazed window to rear, radiator, carpet, built-in cupboards, door to:

Conservatory

With upvc double glazed and brick construction with window blinds, radiator and door to garden.

Bedroom Four

12' 11" max x 9' 2" (3.94m max x 2.79m)
Upvc double glazed window to rear, radiator, carpet, built-in wardrobes.

Kitchen

15' 5" max x 13' 2" max (4.70m max x 4.01m max)
Range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, eye level cooker and grill, induction hob with extractor over, space for dishwasher + fridge./freezer, non slip flooring, upvc double glazed windows to front and rear, upvc double glazed door to front, door to:

Utility Room

17' 11" max x 6' 1" max (5.46m max x 1.85m max)
Upvc double glazed windows to sides and rear, upvc double glazed door to side giving access to garden, wood effect flooring, plumbing for washing machine, work surfaces, electric heater.

First Floor Accommodation

Landing

With doors to:

Bedroom One

16' 8" max x 16' max (5.08m max x 4.88m max)
Built-in wardrobes, radiator, wood effect flooring, upvc double glazed windows to side and rear, door to:

En Suite

Low level w.c., wash hand basin, extractor fan.

Bedroom Two

14' max x 11' 8" max (4.27m max x 3.56m max)
Upvc double glazed window to side, radiator, carpet, built-in wardrobes, door to:

En Suite

Low level w.c., wash hand basin, extractor fan.

Outside

There is gated access to the front which has large driveway providing off street parking for several cars and gives access to a single garage.

There is a stunning large and well maintained rear garden which is mainly laid to lawn with inset shrubs, flowers and trees, all enclosed by panel fencing.



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welcome to

Riverview, Colchester Road, Manningtree

- NO ONWARD CHAIN
- Spacious Detached Family Home
- Two Receptions + Conservatory
- Spacious Kitchen & Utility Room
- Cloakroom, Wet Room + Two En Suites
- Four Large Double Bedrooms
- Ample Parking & Garage
- Large Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119858 - 0003

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