



Church Lane, Brantham, Manningtree, CO11 1PU

welcome to

Church Lane, Brantham, Manningtree

This lovely bungalow is offered with NO ONWARD CHAIN and is situated in a quiet lane in the village of Brantham, surrounded by lovely countryside walks, and offering excellent access to local amenities, schools and Manningtree mainline train station with direct links to London.



This delightful home is situated in a lovely rural position with stunning open views to rear, yet also offers good access to the cities of Colchester and Ipswich, the A12, A14 and mainline train station. The nearby villages of Flatford, East Bergholt and Dedham, made famous by the renowned artist John Constable, offer further opportunities to enjoy rolling countryside and riverside walks. The town of Manningtree offers charming shops, cafes, restaurants, pubs, amenities, facilities and sailing opportunities.

Accommodation comprises kitchen, generous dining room with feature fireplace, lounge with doors onto the garden, conservatory/sun room, snug/bedroom three, two further bedrooms and bathroom. Externally there is ample off street parking, a garage and lovely rear garden with picturesque views over open fields and the River Stour.

Entrance Door To:

Entrance Porch

Tiled floor, windows to side, door to:

Kitchen

14' 3" max x 6' 8" max (4.34m max x 2.03m max)

Double glazed windows to front, range of matching base and eye level units, work surfaces, inset sink and drainer unit, space for washing machine, built-in cooker and four ring gas hob with extractor over, wood effect flooring, open to:

Dining Room

13' 7" max x 11' 1" max (4.14m max x 3.38m max)

Feature brick fireplace with wood burner inset, radiator, carpet, built-in cupboard, doors to Inner Hallway and Living Room.

Lounge

14' 10" x 13' 1" (4.52m x 3.99m)

Double glazed sliding doors to rear giving access to garden and double glazed window to side to Conservatory, radiator, carpet.

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Double glazed window to rear, radiator, carpet.

Bedroom Two

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

Double glazed window to front, radiator, carpet.

Snug / Bedroom Three

10' 2" x 6' 9" (3.10m x 2.06m)

Double doors to conservatory, radiator, carpet.

Conservatory / Sun Room

12' 2" x 9' 5" (3.71m x 2.87m)

Wood double glazed windows and door to side, laminate wood effect flooring, pitched roof.

Bathroom

Wood panel enclosed bath with shower head attachment, low level w.c., wash hand basin and pedestal wash hand basin, radiator, tiled walls, double glazed window to front.

Outside

There is a large driveway to the front of the property providing off road parking and giving access to the Garage. There are mature shrubs and trees, retaining high hedges and low level brick wall to front.

There is a lovely well maintained rear garden which is laid to lawn with patio area, mature shrubs and trees. The property benefits from stunning OPEN VIEWS TO REAR OVER FIELDS AND THE RIVER BEYOND making the garden a lovely haven for relaxation and entertaining.



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welcome to Church Lane, Brantham, Manningtree

- NO ONWARD CHAIN
- Spacious Detached Bungalow
- Ample & Flexible Living Accommodation
- Two/Three Bedrooms
- Family Bathroom
- Off Road Parking & Garage
- Lovely Rear Garden With Open Views To Rear

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£450,000



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



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Property Ref:
CCS120451 - 0002

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