



**New Road, Mistley, Manningtree, CO11 2AG**

**welcome to**

**New Road, Mistley, Manningtree**

This characterful *\*LINK-DETACHED HOUSE\** provides *\*SUBSTANTIAL FAMILY ACCOMMODATION\** and is well-presented throughout. Situated close to the *\*PICTURESQUE TIDAL ESTUARY\** the property is ideal for *\*MANNINGTREE MAINLINE STATION\**, bus services, *\*LOCAL SCHOOLS\**, various shops and restaurants.



### **Entrance**

The property is entered via the double glazed French doors leading to:

### **Porch**

Window to the side aspect, tiled flooring and a door with obscure double glazed insets leading to:

### **Entrance Hall**

Leaded obscure glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

### **Living Room**

13' x 12' 4" max ( 3.96m x 3.76m max )  
Glazed French doors leading to the conservatory, double glazed window to the front aspect, chimney breast, fireplace feature and a radiator.

### **Dining Room**

13' 6" into bay x 13' 2" max ( 4.11m into bay x 4.01m max )  
Double glazed bay window to the front aspect, chimney breast, fireplace feature, radiator and a picture rail.

### **Sitting Room**

11' 2" x 9' 8" max ( 3.40m x 2.95m max )  
Double glazed window to the rear aspect, chimney breast, radiator, picture rail and doors leading to;

### **Conservatory**

9' 8" x 8' 2" ( 2.95m x 2.49m )  
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and tiled flooring.

### **Kitchen**

13' 10" x 11' max ( 4.22m x 3.35m max )

Part double glazed side door leading to the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (incorporating the boiler), electric cooker point, plumbing for a washing machine, radiator, tiled flooring and door leading to:

### **Walk-In Larder / Utility Room**

6' 8" x 5' 6" ( 2.03m x 1.68m )  
Shelving, electric meter, tiled flooring and a door leading to:

### **Shower Room**

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, radiator, part tiled walls and tiled flooring.

### **First Floor Landing**

Double glazed window to the front aspect, access to the loft, built-in airing cupboard (housing the water tank), picture rail and doors leading to;

### **Bedroom One**

13' x 12' 2" into wardrobes max ( 3.96m x 3.71m into wardrobes max )  
Dual aspect with double glazed windows to the front and rear aspects, chimney breast, fitted wardrobes, radiator and a picture rail.

### **Bedroom Two**

13' 2" into wardrobes x 12' max ( 4.01m into wardrobes x 3.66m max )  
Double glazed window to the front aspect, chimney breast, fitted wardrobes, radiator and a picture rail.

### **Bedroom Three**

11' 2" x 9' 6" ( 3.40m x 2.90m )  
Double glazed window to the rear aspect, chimney breast, radiator and a picture rail.

### **Bedroom Four**

11' 2" x 7' ( 3.40m x 2.13m )  
Double glazed window to the rear aspect, radiator and a picture rail.

### **Bathroom**

Double glazed window to the rear aspect, enclosed panel bath with period style mixer tap and shower attachment, pedestal wash hand basin with period style taps, low flush WC, radiator and tiled walls.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with a paved patio area, flower beds, mature trees and further access via the front gate and side path.

### **Front Garden**

The brick wall enclosed front garden is mainly shingled with a boxed gas meter.

### **Carport**

14' 8" x 7' 10" ( 4.47m x 2.39m )  
The carport can be found to the side of the property with double doors to the front, a door to the rear and an external tap.

### **Parking**

There is also a driveway to the front of the property providing off road parking.



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## New Road, Mistley Manningtree

- Four Bedroom Link-Detached House
- Potential to Extend (STPP)
- Three Reception Rooms
- Generous Rear Garden
- Carport and Driveway

Tenure: Freehold EPC Rating: Awaiting

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ107873 - 0006

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