



Rectory Road, Wrabness Manningtree CO11 2TX

welcome to

Rectory Road, Wrabness Manningtree

This extended and lovingly refurbished three bedroom detached property is situated in the heart of the popular village of Wrabness. The property is close to Wrabness railway station with links to London, village shop and access to many rural countryside walks.



Entrance Hall

Wooden front door into tiled floor internal porch with a further door leading to the Hallway.

Hallway

Storage cupboards, radiator, spot lights and fixed ladder into loft room.

Lounge

19' 4" max x 12' 4" max (5.89m max x 3.76m max)
Double glazed window to the front with field views, radiator and Log Burner.

Dining Room

11' 9" x 10' 5" (3.58m x 3.17m)
Double glazed window to the side, radiator and a feature fireplace.

Kitchen/Diner

15' 10" x 12' 8" (4.83m x 3.86m)
Fitted with a range of matching wall and base units, integrated cooker, hob and extractor, space for fridge/freezer, dishwasher, washing machine and tumble dryer, two sink basins with mixer tap and drainer, double glazed window to the rear, double glazed door to the side leading to the car port and radiator.

Conservatory

13' 2" x 11' 9" (4.01m x 3.58m)
Brick and UPVC with French doors to the garden and radiator.

Bedroom One

12' 9" x 8' 7" (3.89m x 2.62m)
Double glazed window to the rear, radiator and fitted wardrobes.

En-Suite

WC, wash hand basin , free standing bath with mixer taps and shower attachment, radiator.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)
Double glazed window to the front with views over

the neighbouring fields and radiator.

Bedroom Three

11' 10" x 8' 10" (3.61m x 2.69m)
Double glazed window to the side and radiator.

Bathroom

WC, wash hand basin, walk in shower, free standing bath, heated towel rail and double glazed window to the side and radiator.

Loft Room One

19' 2" x 13' 5" (5.84m x 4.09m)
eaves storage cupboards, radiator and double glazed window to the front. overlooking the fields.

Loft Room Two

13' 7" x 4' 6" (4.14m x 1.37m)
Currently used as an office with double glazed window to the rear.

Outside

To the front of the property there is driveway leading to the garage which has access to the rear garden via electric roller door, there is a door to the rear that leads to the car port which leads onto the rear garden. The garden to the rear is mainly laid to lawn with pergola and a shepherds hut with power and light . The garden is enclosed with an array of plants and shrubs along the garden, there is a log store and two large workshops both with power and light.



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Rectory Road, Wrabness Manningtree

- Extended Detached Property
- 2 Reception Rooms & Conservatory
- Kitchen/Diner
- En-Suite & Bathroom
- 3 Bedrooms & Two Loft Rooms

Tenure: Freehold EPC Rating: Awaited

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW108014 - 0004

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