



Grier & Partners
— LAND AND ESTATE AGENTS —

SANSSOUCI, STRAIGHT ROAD, BRADFELD,
MANNINGTREE, ESSEX, CO11 2RA
ASKING PRICE OF £495,000





INTRODUCTION

A substantial detached family house situated on the edge of the village of Bradfield, the property was built in the early 1980s in all some 0.23 of an acre (sts) on a corner plot. The accommodation includes four bedrooms two shower rooms three reception areas, kitchen breakfast room utility room and large integral double garage.



INFORMATION

The house we understand was built in the early 1980ies of conventional brick and block construction under a concrete tiled roof, windows are a mix of hardwood framed early double glazed units and replacement sealed unit upvc windows. Heating via an oil fired boiler to radiators throughout the property and hot water tank in the garage with the oil storage tank just off the drive.

DIRECTIONS

Leaving Manningtree on the B1035 towards the A120 at Horsley Cross turn left in the village on Steam Mill Road after approximately half a mile turn left into Straight Road the house is on the corner and access from the first drive shared with Elm Tree Cottage with secure gated access to the property.

SERVICES

Mains electricity and Water are connected Oil storage tank situated just off the drive. Tendering District Council - 01255 686868, Council Tax Band - F (for 2024/25 £3025), Ultrafast Broadband Available, EPC Rating - E.



AGENTS NOTE

The driveway to this property is between the highway and the gates onto the property formed by way of a right of way please drive onto the driveway of Sanssouci for parking. After discussion with the neighbour, we understand there to be a willingness to work with the new owners for the establishment of separate driveways, subject to planning consent.

ACCOMMDATION ON THE FIRST FLOOR

BEDROOM ONE

14'7 x 12'9 window facing (N), radiator, door into the:

EN-SUITE

10'4 x 6' window facing (N), WC, washbasin on cupboard base, fully tiled shower cubicle.

BEDROOM TWO

11'7 x 9'5 window facing (N), radiator, range of fitted wardrobes and airing cupboard.

BEDROOM THREE





9'6 x 9'4 window facing (S), radiator, built in wardrobes.

BEDROOM FOUR

12'8 x 6'3 window facing (S), radiator.

BATHROOM

window facing (S) corner shower cubicle, wc, inset wash basin into cupboard, fully tiled walls.

GALLERY LANDING

Access to insulated loft space open tread return stairs to the:

GROUND FLOOR

ENTRANCE

Canopied open fronted porch with glazed door and side screen to the:

RECEPTION HALL

12'8 x 11'8 doors off to Sitting room, dining room, study and

CLOAKROOM

window facing (N), WC, wash hand basin, fully tiled walls.

STUDY

11'3 x 9'3 window facing (N), door to inner store room.

SITTING ROOM

21'7 x 12'8 bay window to the front garden sliding patio doors to the south facing terrace and garden. Decorative surround to open fire place with oak mantle and adjacent log store, the room opens into the adjoin Dinning area 12'8 x 9'8 (S) door to the hall.

KITCHEN

15'9 x 13'2 max windows overlooking the rear garden range of fitted base units arranged in an L shaped configuration including inset double drainer stainless steel sink, inset ceramic hob and an eye level double oven in housing unit. Various wall cabinets and shelving tiled splash backs to work surfaces.

UTILITY ROOM

9'9 x 7'9 window and glazed door to the garden plumbing for washing machine, wall cupboards and broom cupboard, Door to the:



DOUBLE GARAGE

19'7 x 16'8 Roller shutter door to the drive and personnel door to the garden. Oil fired boiler supply heating and hot water, electricity consumer unit and meters, Loft access.

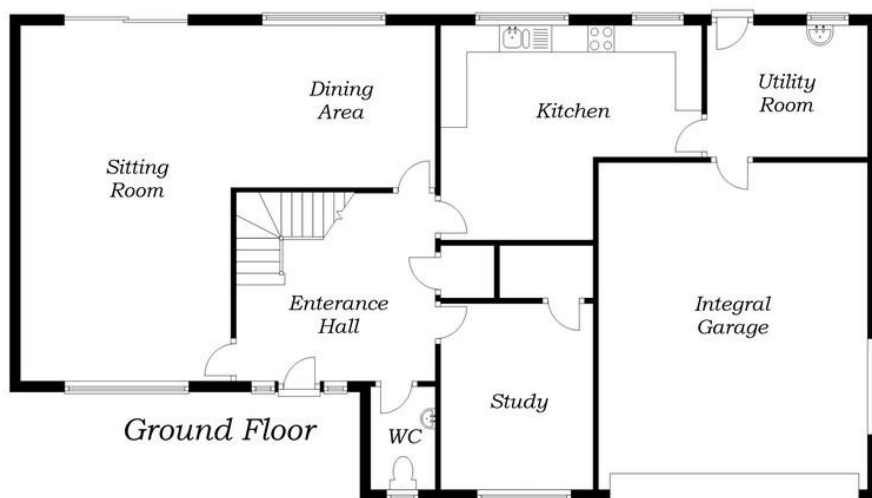
GARDEN

The house is approached over a shared drive leading onto the private drive of the house boundary being clearly marked with iron gates and fencing, helping the property to become secure. The house faces north and the garden surrounds the house giving a sunny south aspect to the rear garden. The driveway provides turning space and parking for several vehicles and access to the garage. The front garden is mainly laid to lawn with a variety of mature trees and shrubs spread around the garden. To the rear, the garden is completely un-overlooked providing total privacy. The rear garden is mainly laid to lawn with surrounding hedging and planting creating the boundaries. There is a wooden summer house building and two further wooden sheds providing excellent additional storage space. From the patio doors in the sitting room, an area of patio can be found taken in a southerly aspect creating a suntrap throughout the day.

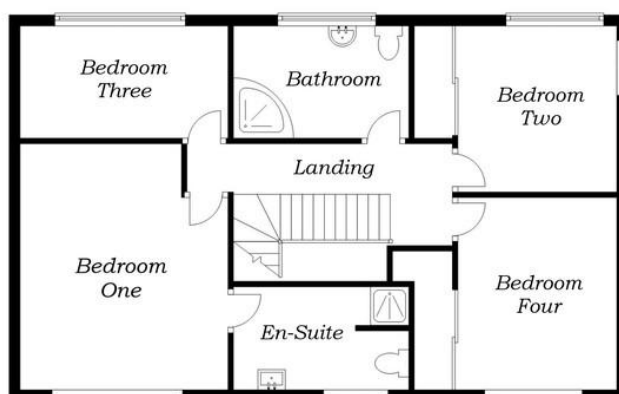








First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		