



Fairview Steam Mill Road, Bradfield, Manningtree, CO11 2QY

£2,750 Per Month

- Detached Four Bedroom House
- Open Plan Kitchen/Dining/Living Extension
- Off Road Parking and Garage
- Available July
- Luxury Modern Refurbishment
- Large Private Garden
- Village Location

Fairview Steam Mill Road, Manningtree CO11 2QY

Nestled in the charming village of Bradfield, Manningtree, this exquisite four-bedroom detached house on Steam Mill Road offers a perfect blend of modern luxury and tranquil living. Recently refurbished to the highest standards, the property boasts a newly built extension that enhances its spaciousness and functionality. Upon entering, you are greeted by two elegantly designed reception rooms, ideal for both relaxation and entertaining guests. The contemporary layout ensures that natural light floods through the home, creating a warm and inviting atmosphere. The four well-proportioned bedrooms provide ample space for family living, while the two stylish bathrooms offer convenience and comfort. One of the standout features of this property is the large private garden. Situated in a picturesque village location, this home offers a sense of community while still being within easy reach of local amenities and transport links. Available July 2025.

 4  2  2  D

Council Tax Band: D



Entrance Hallway

7'0" x 18'0"

Greeted by a open entrance hallway with storage cupboard and stairs leading to first floor. Doors leading to:

Living Room

13'5" x 19'5"

A spacious reception room with feature fireplace and window to front aspect

Open Plan Living/Diner/Kitchen

A magnificent open plan living/dining/kitchen area, with plenty of space and natural light feeding into the room by bifold doors leading to the garden. The modern kitchen comprises of a breakfast bar/island with white marble worktops and sink. Plenty of overhead and under counter storage, four ring hob, two integrated ovens, integrated dishwasher and microwave.

Utility

8'1" x 6'0"

Space for a washing machine and tumble dryer. Door leading to

W/C

Comprising of low level w/c and hand wash pedestal basin

Landing

Doors leading to

Bedroom One

12'7" x 9'6"

A double bedroom with window to rear aspect. Door leading to:

Ensuite

7'11" x 5'6"

Comprising of a walk in shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Bedroom Two

11'8" x 9'6"

A double bedroom with a cupboard housing the water tank. Window to front aspect

Family Bathroom

7'5" x 8'10"

A white suite comprising of panelled bath, hand wash basin, low level w/c and shower cubical. Walls tiled throughout. Window to rear aspect.

Bedroom Three

7'6" x 17'6"

A long single bedroom with a window to front aspect

Bedroom Four/Dressing Room

6'6" x 11'10"

Currently used as a dressing room, comprising of a range of fitted wardrobes and window to front aspect.

Outside

To the rear of the property a roughly 100ft private garden, has paved patio and laid to lawn. Enclosed by panelled fence and laurels. To the end of the garden are two garden sheds and willow tree. To the front of the property is a private blocked

paved driveway, with shingled parking area. Access to single garage and side access to rear of property. The property also has security cameras and alarms installed for the choice of the tenant.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £3,173.00

Council Tax Band: D

Availability: July

EPC Rating: D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

MJPC is a member of propertymark which is a client money protection scheme, and a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Register Interest"



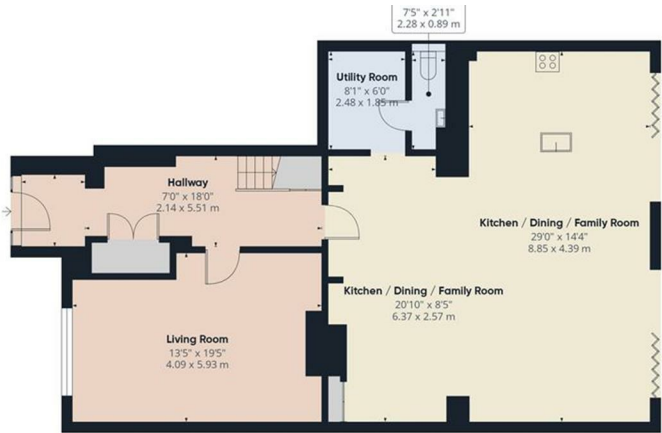
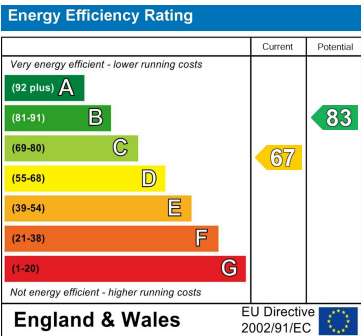
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

D



Floor 0



Approximate total area[®]
1777 ft²
165 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.