



## **11 Margarets Place, Bradfield, Manningtree, CO11 2FE**

**\*\*No Onward Chain\*\*** Built in 2018, this three-bedroom detached bungalow is situated in a quiet cul-de-sac position in sought after Bradfield. Immaculately presented and with elegant interiors, this stunning home is positioned on a sizeable corner plot and boasts impressive and beautiful landscaped gardens.

- Stunning 3 bedroom bungalow
- 1/3 acre plot
- South westerly landscaped garden
- Village location
- Double Garage
- Off street parking
- Guide Price £700,000 - £725,000

**Guide price  
£700,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### The Property

This exceptional home features a well-designed layout with a living room, kitchen/dining room, and a utility room. The spacious kitchen/dining room is beautifully presented with stylish interiors. Polished tiled flooring and sleek white cabinetry perfectly combine with modern integrated appliances to create a contemporary finish. There is ample space to dine and double doors opening onto the garden.

Extending to over 21ft the living room has been converted by the current owners to a now double reception room integrating a second dining space which they use for more formal dining opportunities. This was originally a fourth bedroom and could easily be converted back to this use should it suit the needs of your family. Also with double doors opening onto the garden and dual aspect lighting, the room is bright and airy and provides the perfect entertaining space or place to unwind at the end of the day.

The principal bedroom has a feature bay window, dressing area and benefits from an ensuite bathroom which was added by the current owners. There are an additional two further double bedrooms, both with ample inbuilt storage as well as a second bathroom. The family bathroom has the benefit of having both a bath and a free standing shower.

### The Outside

The bungalow boasts a remarkable 1/3 acre plot with a captivating south-westerly facing garden, thoughtfully designed to maximise the outdoor living experience.

One of the standout features is the meticulously crafted paved patio area, providing an inviting space for outdoor gatherings and relaxation as well as the beautiful Pergola providing another enchanting space to relax with attractive dappled shade. Manicured hedging as well as mature plants and shrubs enhance the visual appeal of the garden, contributing to a vibrant and lush environment.

The thoughtful design of the garden takes full advantage of the south-westerly aspect, allowing ample sunlight to bathe the private spaces making it the perfect place to entertain friends and family in the summer months.

### The Area

Bradfield is a charming village located in Manningtree, Essex, known for its picturesque setting and a range of amenities.

Despite its tranquil setting, Bradfield offers several recreational activities for residents. The village is surrounded by beautiful countryside, providing opportunities for scenic walks and cycling. The nearby River Stour offers boating and fishing possibilities. Nature enthusiasts can explore the Bradfield Woods, a nature reserve known for its diverse wildlife and ancient woodland.

Bradfield also benefits from a selection of good schools within easy reach, the village itself has a well regarded primary school with nearby Manningtree having a sought after secondary school.

Bradfield enjoys good transport links, making it accessible for commuters and those wishing to explore the wider region. Manningtree railway station, located nearby, offers regular train services to London, Colchester, and Ipswich, providing convenient connections to other parts of the country. The village is also well-connected by road, with easy access to the A137 and A120, allowing for straightforward travel by car.

### Further Information

Tenure - Freehold

Council Tax - Tendring Band E

Mains Gas

Mains Water and Sewage

Property Construction: Brick

Est Management Fee - £120pa



































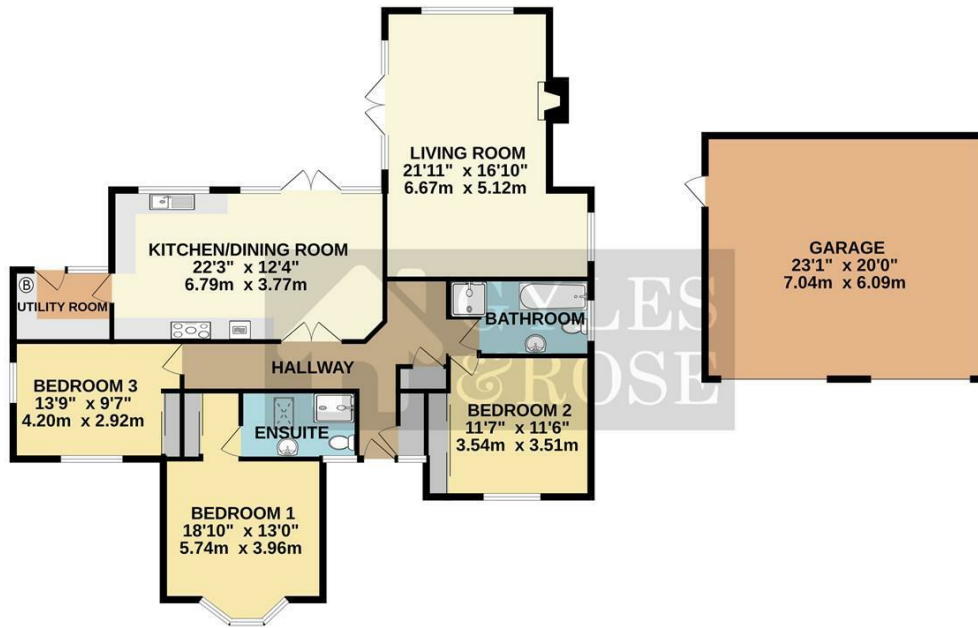








GROUND FLOOR  
1832 sq.ft. (170.2 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

