



South Street, Manningtree

This beautiful 3-bedroom home located in the heart of Manningtree perfectly combines stylish contemporary living with essential amenities. Ideal for families or professionals, this spacious property features a garage and a beautifully maintained garden, creating a serene space for relaxation and outdoor entertaining.

Guide price £400,000

South Street

Manningtree, CO11



- Guide Price £400,000 - £425,000
- Garage
- Spacious rooms
- Central location
- Immaculately presented
- Quiet no through road
- Off road parking
- Sunny garden
- Ground Floor WC

The Property

The spacious and bright living room provides ample space for relaxation and entertaining family and friends, enhanced by large windows that bathe the area in natural light and a stunning open fire. Attached to the living room, the immaculately finished, insulated conservatory offers an extra cozy spot, perfect for enjoying sunny mornings or peaceful evenings while overlooking the garden. The current owners use this as a formal dining space which creates the perfect additional entertaining space.

Adjoining is a modern kitchen with sleek finishes, equipped with high-quality appliances and ample counter space. The kitchen also boasts space to dine, making it perfect for family meals.

Upstairs, the top floor houses three well-proportioned bedrooms, each offering privacy and comfort, making them versatile enough to accommodate a growing family or to be used as home offices. The contemporary bathroom is equipped with modern fixtures and a separate bath and shower, designed with clean lines and high-quality materials for an understated elegance.

The Outside

As well as off street parking, the inclusion of a garage provides secure parking and additional storage space. The garage also currently has laundry appliances in-situ.

The landscaped private garden is a standout feature, offering both beauty and functionality. It's an ideal space for outdoor dining, gardening, or simply enjoying the tranquillity of your surroundings.

The Area

The property occupies a central position in the beautiful waterside town of Manningtree. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful. The popular wood fired pizzeria Lucca stands alongside, The Moghul Indian restaurant, Estuary Wine Bar, with its esteemed live music events, Manningtree Arts cafe with regular literary events and a quaint Mexican cafe called Maiz to name a few. There is also a sailing club, art gallery, library, theatre and both vintage and modern lifestyle shops.

Local schools are also plentiful, with numerous well regarded primary and secondary schools within a 5 minute drive of the property and many others only slightly farther afield including both grammar schools, in Colchester, which can be easily reached via bus route or train.

Transport links are excellent. A short walk from the property is Manningtree rail station where you can be in London Liverpool Street within the hour. There is good access to the A12 and A120.

Manningtree is also perfectly placed to explore Constable Country and the other lovely surrounding villages.

Further Information

Tenure: Freehold

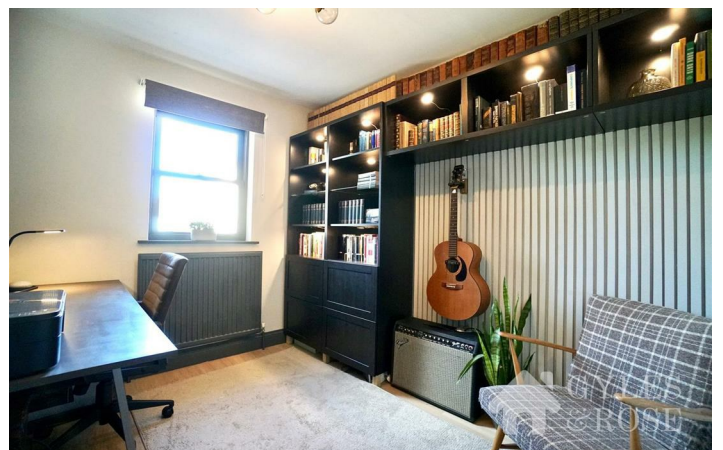
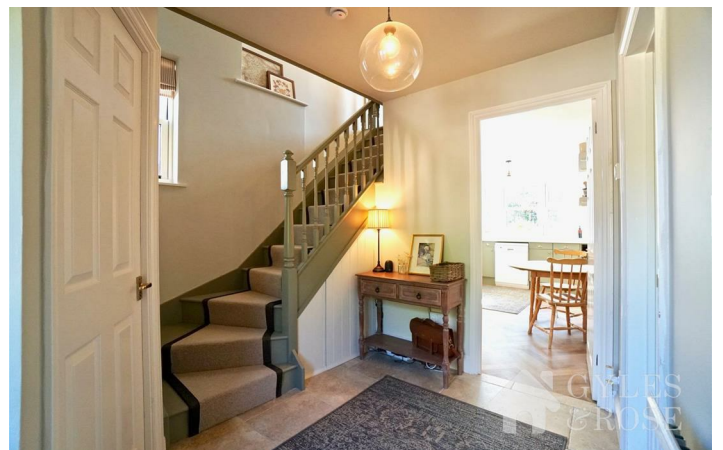
Property Construction: Brick

Water, Electricity, Sewage and Gas Mains

Council : Tendring

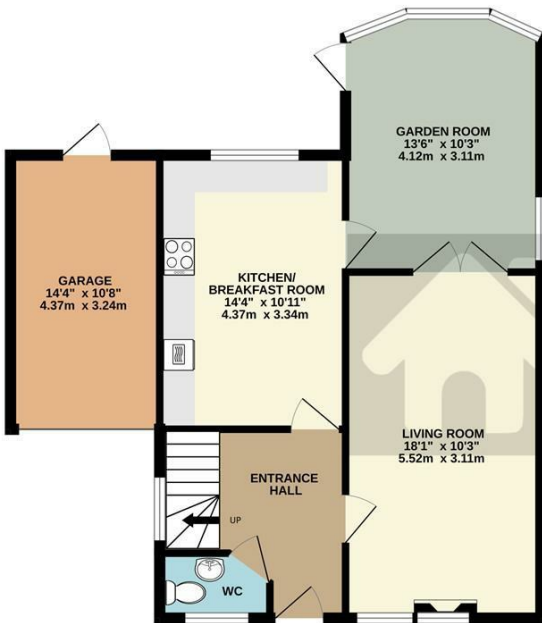
Tax Band E

Sellers Position - Need to find a property



Floor Plan

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	83		
<p>Key: energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(82-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	