



Mary Lane South, Great Bromley

A spacious and beautifully presented four bedroom detached home. This family home with 4 bedrooms, 2 bathrooms, exceptional entertaining space as well as a generous sunny garden and a garage wants for nothing.

Guide price £450,000

Mary Lane South

Great Bromley, Colchester, CO7



- 4 bedrooms
- 17ft living room
- Garage
- Onward chain complete
- Separate office and garden room
- Off street parking
- Sociable open plan kitchen/dining space
- Beautiful landscaped garden
- 2 bathrooms

The Property

Enter through the hallway and there is an office immediately on your right and the living room is adjacent. This is a stunning space flooded with natural light from the large sliding doors opening onto the garden and a log burner with a slate hearth at the centre. The room is both light and spacious extending to over 17 ft.

There is a separate garden room with pretty views over the garden which the current owners are using as a more formal dining space, however this would also make the perfect playroom or additional entertaining space.

The kitchen/dining room is beautifully presented with tiled flooring, sleek white cabinetry and grey worktops. The room is well lit with dual aspect lighting from the large windows and double doors. There is ample storage space with a natural segregation for the dining area that opens onto the garden creating the perfect entertaining space.

An under stair storage cupboard keeps a clutter free environment, as well as the separate utility room which is adjacent and houses the guest cloakroom with WC.

On the first floor, there are four bedrooms and a family bathroom. The principal bedroom is generously sized with inbuilt storage and has an ensuite. The bathroom is well presented with a WC, basin and bath. There are a further two double bedrooms and a single bedroom.

The Outside

This attractive 1980s detached home is set behind a sunny front garden on an enviable corner plot. To the side, there is a paved driveway providing off street parking and a double garage.

To the rear is a generously sized sunny garden with a paved patio area perfect for outside dining as well as a large area laid to lawn. Fencing and attractive brick bordering provide privacy whilst manicured flowerbeds offer a beautiful outside entertaining space that is easy to maintain. The driveway leads on to the garage and provides parking for 4 cars. The garden can also be accessed from this point.

The Area

Enjoying the beautiful countryside that the Tendring area has to offer, this property is nestled in the heart of Gt Bromley. Within striking distance of the property, there are highly regarded eateries, public houses, an excellent local store as well as idyllic countryside walks. Opposite the property you can find a large playing field which is mostly laid to lawn and has a play park. The village also boasts excellent schooling, with Ofsted rated 'Outstanding' primary schools a stones throw away. Gt Bromley itself is within a short drive of Manningtree and Colchester: both with excellent transport links to London, within the hour. Local amenities are plentiful in Gt Bromley itself, or with Manningtree's quaint array of waterside restaurants, bars and boutique shops or Colchester's ample high street stores and popular leisure facilities a short drive away. There is also a bus stop close by which goes to Colchester as well as local schools.

Further Information

Tenure- Freehold

Council - Tendring

Band - D

Property Construction - Brick

Oil Central Heating and Mains Water, Sewage, Electricity

Sellers position - needs to secure onward purchase

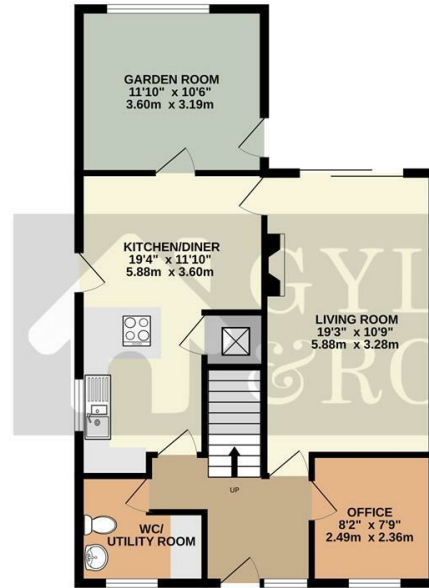


Floor Plan

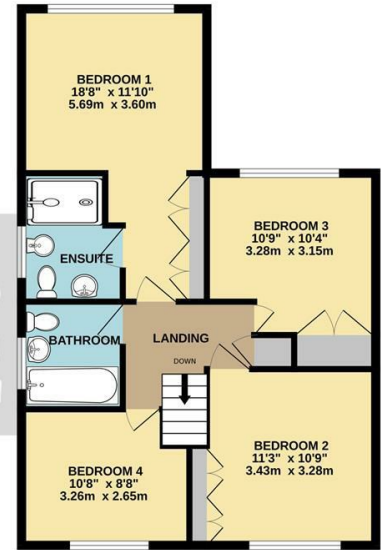
GARAGE
287 sq.ft. (26.7 sq.m.) approx.



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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
	80		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	