



## Wix

This stunning turn-key ready, 3-bedroom detached family home is located on an exclusive development in the village of Wix. Within minutes you can be on the A120 with fantastic links to Colchester/London and Harwich. The property was built in 2021 and has approx. 7 years warranty remaining.

Guide price £350,000

# White Hart Close

Wix, Manningtree, CO11



- Approx. 7 Years warranty
- Sunny west facing garden
- Detached
- Car port
- 3 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Downstairs WC
- Guide Price £350,000-£360,000

## The Property

### Ground floor:

On entering you are greeted by a light and spacious entrance hallway. Immediately to the left is the living room. This neutrally decorated room spanning over 17 foot is the perfect place to unwind and is also currently being utilised as a work from home space. The double doors give direct access to the sunny west facing patio and garden.

Along the hallway is the generous kitchen/dining room. The kitchen comprises of wrap around units which offers plentiful worktop space and storage alike. There is an integrated breakfast bar, oven/hob and dishwasher, with space for a washing machine and a fridge/freezer. There is also access to a large under-stair cupboard. The dedicated dining space offers views over the garden courtesy of the double doors.

There is also a large WC on the ground floor.

### First floor:

At the top of the stairs, you will find the first bedroom which is a good sized double and is also serviced by a sufficient ensuite. Around the landing, you will find the second bedroom which has space for in built or free standing wardrobes. The third bedroom is located to the front of the property and is flooded with natural light due to its triple aspect.

## The Outside

The sunny westerly facing garden is currently divided into 3 sub sections; a patio, an area laid to lawn and a gravelled section, currently being used as a play area. From the back garden, you can use the side gate to get through to the large car port which comfortably houses 2 cars. This cleverly designed, unique development has a one-way system with designated Entry and Exit points to help maintain traffic flow and maximise convenience.

## The Area

Wix is a small village in the Tendring district of North East Essex. The area is stunning with ample countryside to explore and surrounded by a plethora of other beautiful villages and towns. The closest being Manningtree. Manningtree is a quaint town enviably positioned next to the River Stour. In Manningtree, as well as an abundance of independent eateries, bars and boutique shops there are direct rail links to London from Manningtree train station. The A120 offers easy roads access into Colchester to the West and Harwich to the East.

## Further Information

Tenure - Freehold

Council Tax - Tendring Band E

Estate Management Charge - Approx. £200 p.a

New Build Warranty with Premier Guarantee until 2031

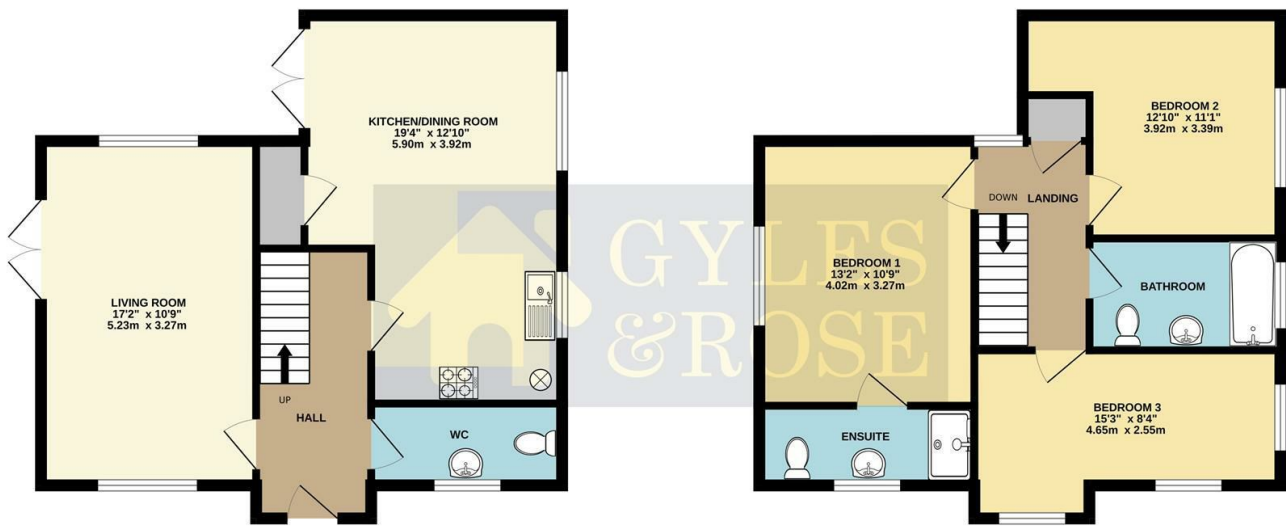
Mains Water, Gas, Electric and Sewage



# Floor Plan

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	94		
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	