



Manningtree

An attractive and deceptively spacious 3-bedroom chalet bungalow in Manningtree. Situated on a 0.2 acre plot with off street parking and a garage, this beautiful home is within striking distance of Manningtree's high street.

Guide price £450,000

Colchester Road

Lawford, Manningtree, CO11



- Chalet Bungalow
- Off street parking
- 3 double bedrooms
- Walking distance to Manningtree high street
- Garage
- Shower room + Ensuite
- Nearly 1/4 acre plot gardens
- Fantastic entertaining spaces with a living room, dining room and a conservatory

The Property

On entering the property you immediately realise how deceptively spacious it is.

To the left of the hallway, you enter the living room. This large room extends to over 15ft and provides the perfect entertaining space. With triple-aspect windows, the room is flooded with natural light. Behind, is a second reception room which the current owners are using as a formal dining space, adjoining is a garden room providing further entertaining space and a place to enjoy the garden all year round.

The kitchen is on the opposite side of the hallway. It is well presented and with direct access onto the garden. There is plentiful worktop and storage space with wooden cabinetry. A large window frames the sink and overlooks the front garden.

There are also two double bedrooms to the rear of the property, as well as a fully equipped shower room. On the first floor, there is a further double bedroom with ensuite.

The Outside

Exceptionally rare so close to Manningtree town centre, this attractive chalet bungalow is set behind a paved driveway providing off street parking, there is also a garage. To the rear, is a beautiful sunny garden. The overall plot is 0.2 of an acre.

Sprawling lawns give plentiful space for children to play or pets to roam. A paved patio, opening directly from the living room, is the perfect space for a seating area. With views over the verdant grass and beautifully manicured flower beds. Natural grasses, herbaceous perennials and bouquets of herbs border the lawns, with garden paths weaving through the lawn.

There is direct gated access onto the playing fields and park behind the house.

The Area

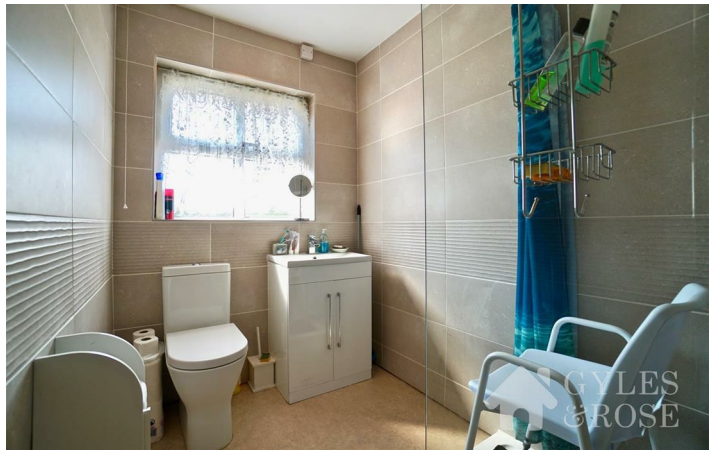
Situated within walking distance of Manningtree town centre, this beautiful home occupies an enviable position. With an array of quaint cafes, wine bars and restaurants: the local amenities in Manningtree are plentiful. The popular wood fired pizzeria Lucca stands alongside, The Moghul Indian restaurant, 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



Floor Plan

GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(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 ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	