



## Malthouse Road, Manningtree

Immaculate 2-bedroom home in a quiet location with a garage and parking just minutes from Manningtree High Street.

Guide price £260,000

# Malthouse Road

## Manningtree, CO11



- Centrally located
- Walking distance to Manningtree High Street
- Off road parking
- Guide Price - £260,000 - £270,000
- Walking distance to the Mainline railway station
- Walking distance to Manningtree Beach
- Garage
- Easy access to London
- Stunning walks
- Immaculately presented

### The Property

Welcome to this charming 2-bedroom semi-detached home, designed with both style and practicality in mind. As you enter, you're greeted by a spacious entrance hall featuring elegant ash wood flooring and a built-in desk, perfect for working from home.

The well-laid-out kitchen is a highlight, showcasing sleek slate insets on the worktops, a gas hob, and an electric oven, making it ideal for both everyday cooking and entertaining. The living and dining area, located on the south side of the property, offers a bright and airy atmosphere with views of the garden and a cosy multi-fuel burner for added warmth and comfort.

Upstairs, you'll find two generously sized double bedrooms, each providing ample space and natural light. The centrally located bathroom includes a low-level WC, a hand basin, and a bath with an overhead shower. Throughout the upper level, the stylish wood flooring continues, creating a cohesive and inviting feel.

### The Outside

The sunny and private south-facing garden is predominantly laid to lawn, offering a spacious and inviting outdoor area perfect for relaxing or entertaining. The garden enjoys abundant sunlight throughout the day, creating an ideal setting for outdoor activities and al fresco dining.

The property also features a large garage and a driveway that provides ample parking space for multiple vehicles. This well-appointed outdoor space ensures convenience and flexibility, complementing the home's practical and charming design.

### 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  
Council Tax - Tendring Band B  
Construction - Brick



Floor Plan

