



## New Road, Mistley

A spacious family home on a generous plot with a gated driveway.

Guide price £650,000

# New Road

## Mistley, Manningtree, CO11

- West Facing Garden
- Built in Fire Place
- A private and serene setting
- Ensuites for 2 of the bedrooms
- Electric car charger
- Ample parking within the property.
- Close to the Mistley Thorn restaurant
- Modern open plan kitchen
- Gated property
- Close to the Mistley Kitchen Shop

### The Property

As you enter this charming home, you are greeted by a welcoming porch, perfect for storing coats and shoes, keeping the entrance organized and clutter-free. Stepping inside, you'll find a spacious living room, neutrally decorated and carpeted for a cosy and versatile space. The room is bright and airy, featuring dual-aspect windows and a feature gas fireplace. Double doors open onto the garden, seamlessly connecting indoor and outdoor living.

The hallway leads to a convenient guest WC. On the opposite side of the house, there's a large, well-appointed kitchen-diner featuring a shaker-style kitchen with ample worktop space. The room benefits from tiled flooring with electric underfloor heating and comes equipped with a gas range cooker and Belfast sink, ideal for home cooks.

The garage has been converted into a comfortable office with views over the front driveway, perfect for working from home. This space also has its own fully boarded loft with fitted ladder access. Off the kitchen, a utility room offers additional space for laundry, and there's a storage room, ideal for families with pets, coats, and boots. This room also provides direct access to the garden, adding to the home's practicality and convenience.

The first floor of the property features three generous bedrooms, offering plenty of space and comfort. Two of the bedrooms benefit from their own ensuite bathrooms, adding a level of convenience and privacy. Each room is well-proportioned, making it ideal for family members or guests. The third bedroom is equally spacious, ensuring everyone has a comfortable retreat.

### The Outside

The property boasts a large, west-facing garden that enjoys sunshine throughout the day. The garden is primarily laid to lawn, with mature shrubs thoughtfully planted around the perimeter, creating a lush, verdant screen for added privacy.

In addition to the lawn, there is a patioed area, perfect for alfresco dining, entertaining, or relaxing outdoors. As well as a summerhouse, greenhouse and a shed for additional storage.

At the front of the property, a charming 5-bar gate provides secure access to the home, opening onto a gravel driveway with ample parking for several vehicles.

### The Area

Mistley is a village that joins Manningtree, Britain's smallest town. The area is well renowned for its beautiful waterside location, far-reaching estuary views, excellent local amenities, and vibrant community. Fresh fish is supplied to local residents weekly and the high street has a number of its own well regarded establishments including the award winning restaurant, The Mistley Thorn and the Mistley Kitchen Shop which hosts regular cookery workshops as well as selling fine wines and locally sourced produce and provisions.

A short walk along the riverside Walls and you will be in 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 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 few minutes walk from the property is Mistley rail station where you can be in London Liverpool Street in approximately 65 minutes. Manningtree also has a rail station and there is good access to the A12 and A120.

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

### Further Information

Tenure: Freehold

Council Tax: Tendring Band D

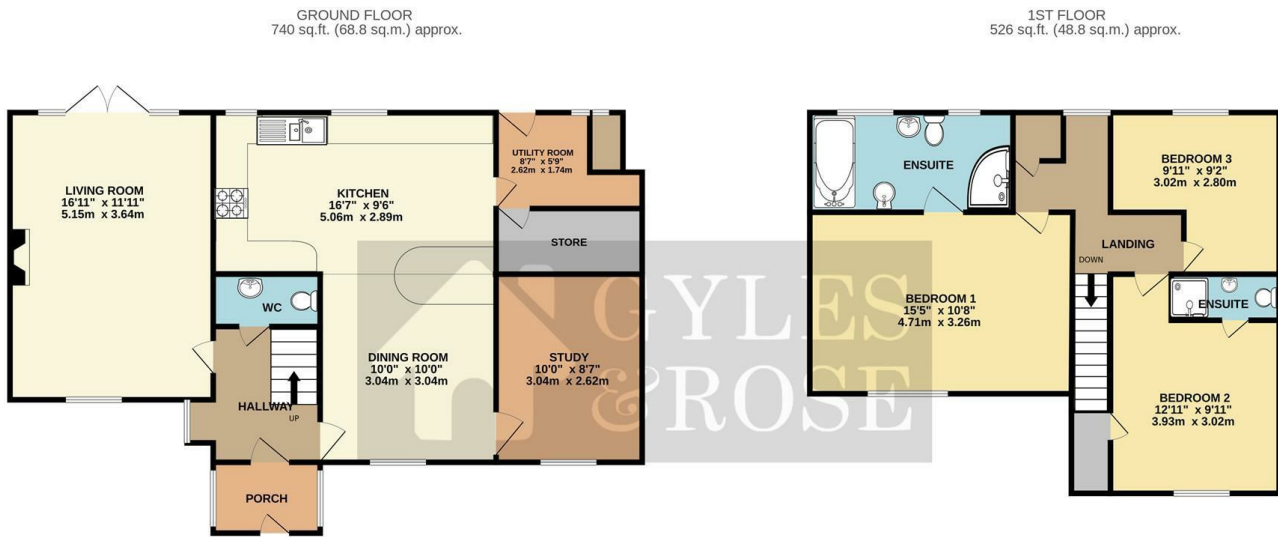
Construction: Brick

Mains: Water, Gas, Sewerage and Electricity.

Seller Position: Need to secure an onward purchase.



# Floor Plan



**TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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
65	99		