



## Bradfield, Manningtree

A spacious home of over 2,500sq.ft on a large plot in the picturesque village of Bradfield.

Guide price £600,000

# Windmill Road

Bradfield, Manningtree, CO11



- Semi Rural Location
- Large back garden
- Easy access to Manningtree
- Off-Road Parking
- 4 Large Bedrooms
- Detached
- Short drive from Mainline Railway Direct to London
- Main Bedroom offers ensuite bathroom
- Generous plot
- West facing back garden

## The Property

Upon entering, you are greeted by a bright and airy entrance hallway that provides access to all ground-floor rooms. To the rear of the property, the highlight is a generously sized kitchen-diner, featuring three ovens, ample worktop space, an island with a built-in wine cooler, and integrated appliances. The kitchen is complemented by sleek tiled flooring and doors that open onto a sunny, west-facing patio, perfect for outdoor dining and relaxation. Behind the kitchen, you'll find a convenient utility room and a downstairs WC.

At the front of the home is a large dining room, elegantly finished in neutral tones. This versatile space has also served as a downstairs bedroom in the past. Across the hallway is a spacious study, ideal for a home office setup with plenty of room for a desk and additional workspace.

At the rear of the house, the living room, spanning over 19 feet in length, features doors leading out to the garden, offering a great space for both relaxation and entertaining. Adjacent to the living room is a playroom, located between the living room and study, providing a perfect area for children or additional living space.

Upstairs, the spacious landing offers enough room for an additional workspace or reading area. There are four generously sized double bedrooms, each providing ample space for relaxation and storage. The principal bedroom benefits from its own en-suite, featuring a modern shower, low-level WC, and basin for added privacy and convenience.

The remaining three bedrooms are serviced by a well-appointed family bathroom, which includes a bathtub, a separate shower, a low-level WC, and a basin, catering to the needs of a busy family.

## The Outside

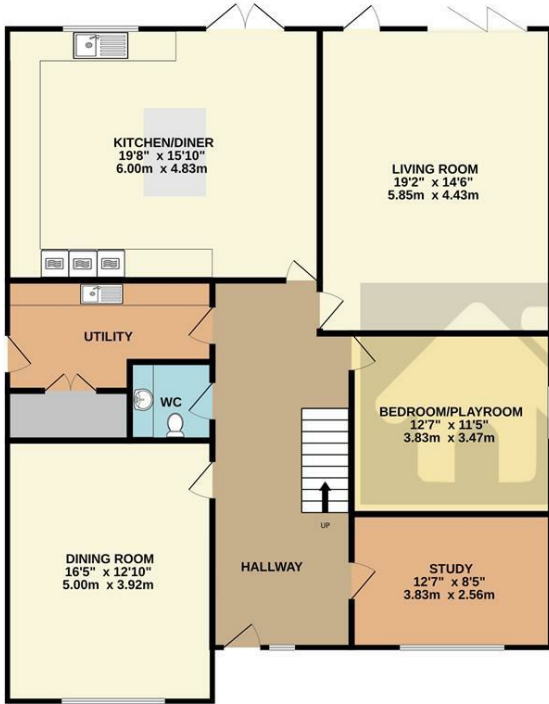
The garden is designed with entertaining in mind, offering a fantastic space for outdoor gatherings. A spacious patio features a dedicated seating area, perfect for dining or relaxing, and also includes a hot tub for added luxury. For practicality, there is a handy shed for storage and convenient outdoor power points. Beyond the patio, a large, well-maintained lawn provides plenty of space for recreation and relaxation, making this garden a perfect blend of style and function.

To the front of the property, there is a large gravelled driveway providing ample parking space for multiple cars.

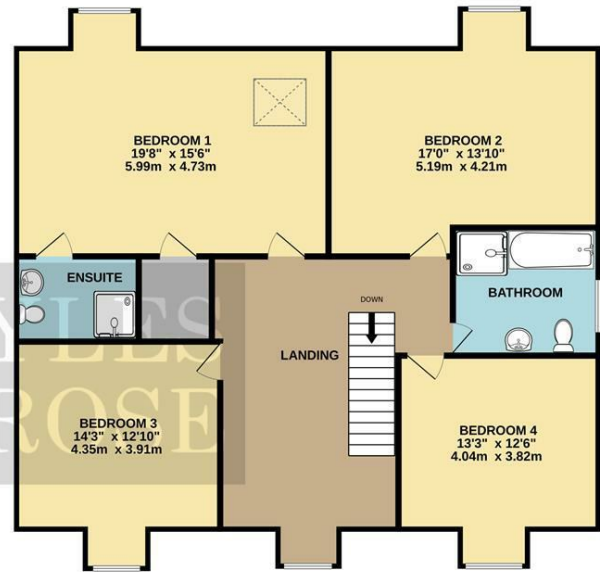


# Floor Plan

GROUND FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 2535 sq.ft. (235.5 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
82	86		
<p>Very energy efficient - lower running costs</p> <p>(87-91) <b>A</b></p> <p>(81-81) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	