

Parsons Yard, Manningtree

Spacious three-bedroom home tucked away in the heart of Manningtree, just moments from the high street, estuary, and station. A rare opportunity to enjoy generous living space in a prime central setting.

Guide price £425,000

South Street

Manningtree, CO11



- Central Manningtree location
- Peaceful cul-de-sac
- Off-street parking
- Versatile living layout
- Walking distance to mainline station
- Separate utility room
- Light-filled interiors
- Great local amenities
- Guide Price - £425,000 - £450,000

The Property
Inside, the property is thoughtfully laid out to suit modern living. The ground floor offers two generous reception rooms, providing flexible space for both relaxing and entertaining. A bright and airy garden room extends the living area and offers a lovely spot to enjoy views of the garden year-round.

The kitchen is well-appointed with ample storage and workspace, and is complemented by a separate utility room, ideal for keeping household tasks neatly tucked away.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms. One of the bedrooms benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish and modern family bathroom.

The Outside
Outside, the property enjoys a low-maintenance garden, perfect for morning sun and quiet outdoor moments. The garden offers a manageable space for planting, relaxing, or al fresco entertaining.

To the front, there is off-street parking, adding everyday convenience. Part of the garage has been converted, but still provides storage to the front of the property. The home is tucked away in a peaceful cul-de-sac, offering a quiet and private setting just moments from the centre of Manningtree.

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.

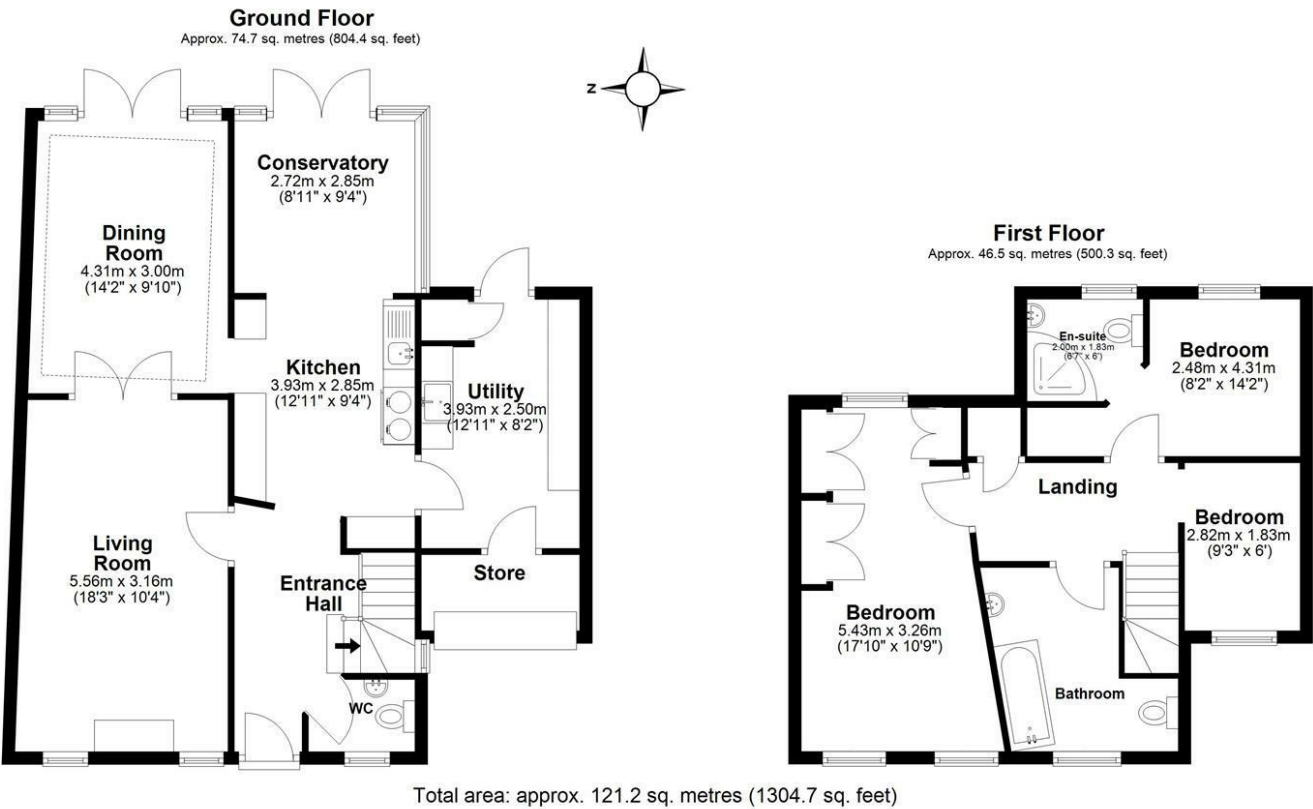
Transport links are excellent. A short walk from the property is Manningtree rail station where you can be in London Liverpool Street within the hour. There is good access to the A12 and A120.

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

Further Information
Tenure: Freehold
Property Construction: Brick
Water, Electricity, Sewage and Gas Mains
Council : Tendring
Tax Band E
Sellers Position - No onward chain



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Parsons Yard, Manningtree

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--------------------------|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| | | | | | |
| England & Wales | | | England & Wales | | |