

Sycamore Way, Brantham

Guide Price £375,000 - £385,000

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FOUR BEDROOM DETACHED HOME WITH EXCELLENT POTENTIAL

Offering four bedrooms, driveway parking and a detached garage, this well-proportioned detached home provides an excellent opportunity for buyers looking for a property they can update and personalise. Requiring some modernisation, the accommodation offers a practical and versatile layout with plenty of potential to create a comfortable family home.

The ground floor centres around a bright lounge/diner, providing plenty of space for both everyday living and entertaining, with access through to a separate kitchen. A useful downstairs WC completes the ground-floor accommodation.

Upstairs, there are four bedrooms, including a principal bedroom with built-in sliding wardrobes and a range of additional fitted bedroom furniture. The additional bedrooms provide flexibility for family, guests or home working, while the family bathroom features a double shower.

Outside, the rear garden is mainly laid to lawn with a patio offering a pleasant space for relaxing, entertaining or gardening. Ample off-road parking is complemented by a detached single garage, providing secure parking or valuable additional storage.

























- NO ONWARD CHAIN
- DETACHED GARAGE
- SCOPE TO MODERNISE & PERSONALISE
- FOUR BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- GROUND FLOOR CLOAKROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- GUIDE PRICE £375,000 - £385,000

Brantham is a popular village in the Stour Valley, surrounded by attractive countryside with the River Stour forming one of its boundaries. Located in the heart of Constable Country, the village is close to East Bergholt, Flatford, Stutton and Tattingstone, offering excellent access to countryside and riverside walks. Brantham itself is well served with a Co-op, café, pubs, restaurant, veterinary practice, play areas, preschool and primary school.

Ideally positioned between Ipswich and Colchester, Brantham combines village life with excellent transport connections. Manningtree is just across the River Stour and offers further shops and amenities, together with a mainline railway station providing direct services to London Liverpool Street, Colchester, Ipswich and Norwich, making the village particularly convenient for commuters.

Tenure - Freehold
Council Tax - Band D
Services Connected - Mains Electric/Water/Drainage/Mains Gas
Heating - Via gas boiler
Telephone & Broadband - EE, O2 & Vodafone mobile networks available indoor & Ultrafast broadband available

Floor Plan



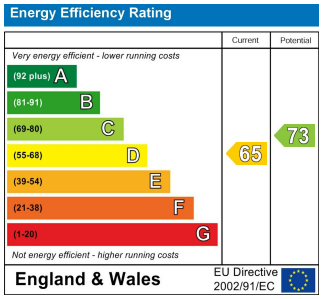
Approximate Gross Internal Area
Main House 1200 sq ft (111 sq m)
Garage 135 sq ft (13 sq m)
Total 1335 sq ft (124 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustration purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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