



Birch Drive, Brantham



Birch Drive Brantham

£450,000

Situated in the popular village of Brantham, this spacious four bedroom detached home is offered to the market chain free and presents an excellent opportunity for families and buyers seeking generous living accommodation in a well-connected location. Positioned within easy reach of local amenities, reputable schools and excellent transport links, the property combines comfortable modern living with convenience and practicality. The accommodation begins with a welcoming entrance hall providing access to the principal ground floor rooms and a useful ground floor cloakroom. The spacious living room is positioned to the front of the property and offers an ideal setting for relaxing or entertaining, with large windows allowing plenty of natural light to fill the space. To the rear of the property is an impressive kitchen and dining room stretching over 25 feet in length, creating a superb hub of the home with ample space for dining and family gatherings. The kitchen benefits from extensive worktop and storage space and flows naturally into the conservatory, which overlooks the rear garden and provides an additional reception area suitable for year-round enjoyment. The first floor offers four well-proportioned bedrooms, including two comfortable double bedrooms and two generous single bedrooms, making the property ideal for growing families, home working or guest accommodation. The family bathroom is fitted with a modern white suite complete with shower over the bath. Externally, the property benefits from front and rear gardens offering outdoor space for



both entertaining and recreation. A detached garage provides excellent storage or parking facilities, with additional off-road parking available. Further benefits include double glazing and gas central heating throughout. Birch Drive is conveniently located close to Brantham's local shops, everyday amenities, primary school and recreational facilities. Manningtree High Street is only a short drive away and offers a wider selection of independent shops, cafés, restaurants and supermarkets. Manningtree mainline railway station provides direct services to London Liverpool Street, making the property highly suitable for commuters. The A12 trunk road is also easily accessible, offering straightforward connections towards Ipswich, Colchester, Chelmsford and the wider East Anglia region. An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process. EPC C

Living Room 14' 10" x 14' 5"
(4.52m x 4.39m)

Kitchen/ Dining Room 11' 10" x 25' 6"
(3.60m x 7.77m)

Conservatory 13' 1" x 12' 11"
(3.98m x 3.93m)

Bedroom 12' 0" x 14' 5" (3.65m x 4.39m)

Bedroom 11' 10" x 9' 3" (3.60m x 2.82m)

Bedroom 11' 10" x 7' 4" (3.60m x 2.23m)

Bedroom 8' 8" x 8' 4" (2.64m x 2.54m)

Family Bathroom 5' 10" x 10' 9"
(1.78m x 3.27m)

Garage 22' 3" x 9' 1" (6.78m x 2.77m)







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PROPERTIES





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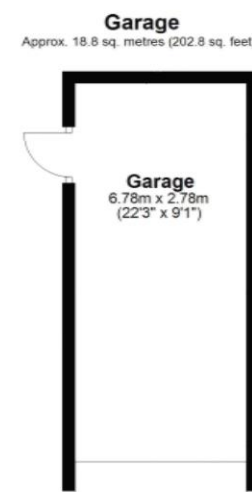
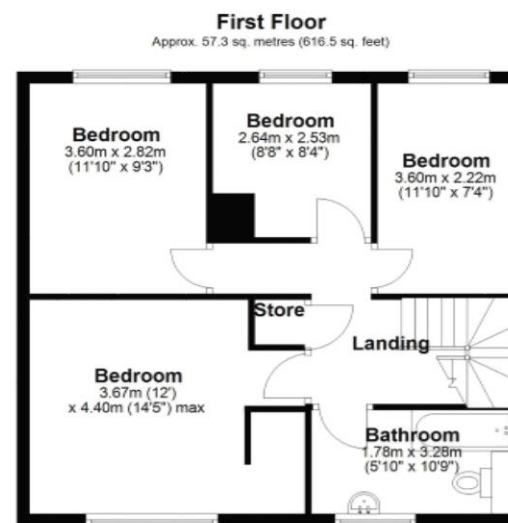


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

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