



Cattawade Street, Brantham  
Guide Price £325,000



## Cattawade Street

Nestled in the heart of the charming Brantham village, this delightful three-bedroom detached home presents a perfect opportunity for first-time buyers or those seeking a comfortable downsize.

As you step inside, you're welcomed by a spacious entrance hallway, complete with a convenient downstairs WC, setting the tone for a home that's both practical and stylish.

The inviting living room, awash with natural light, seamlessly flows into an open-plan kitchen dining area, where you can cook, dine, and entertain with ease.

Upstairs, the accommodation comprises three well-appointed bedrooms, with the principal bedroom boasting its own en-suite shower room, ensuring a private and tranquil retreat. Additionally, a family bathroom caters to the rest of the household and guests.

The enclosed rear garden creates a secluded haven for relaxing or dining outdoors, featuring a characterful outbuilding that currently serves as a home pub. A driveway to the front provides convenient parking for two cars.

This property encapsulates modern living in a traditional village setting, making it an irresistible choice for those embarking on their homeownership journey or looking to simplify their lifestyle.







- THREE BEDROOM DETACHED HOME
- OPEN PLAN LIVING ACCOMMODATION
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- EARLY VIEWING ADVISED

#### LOCATION:

Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

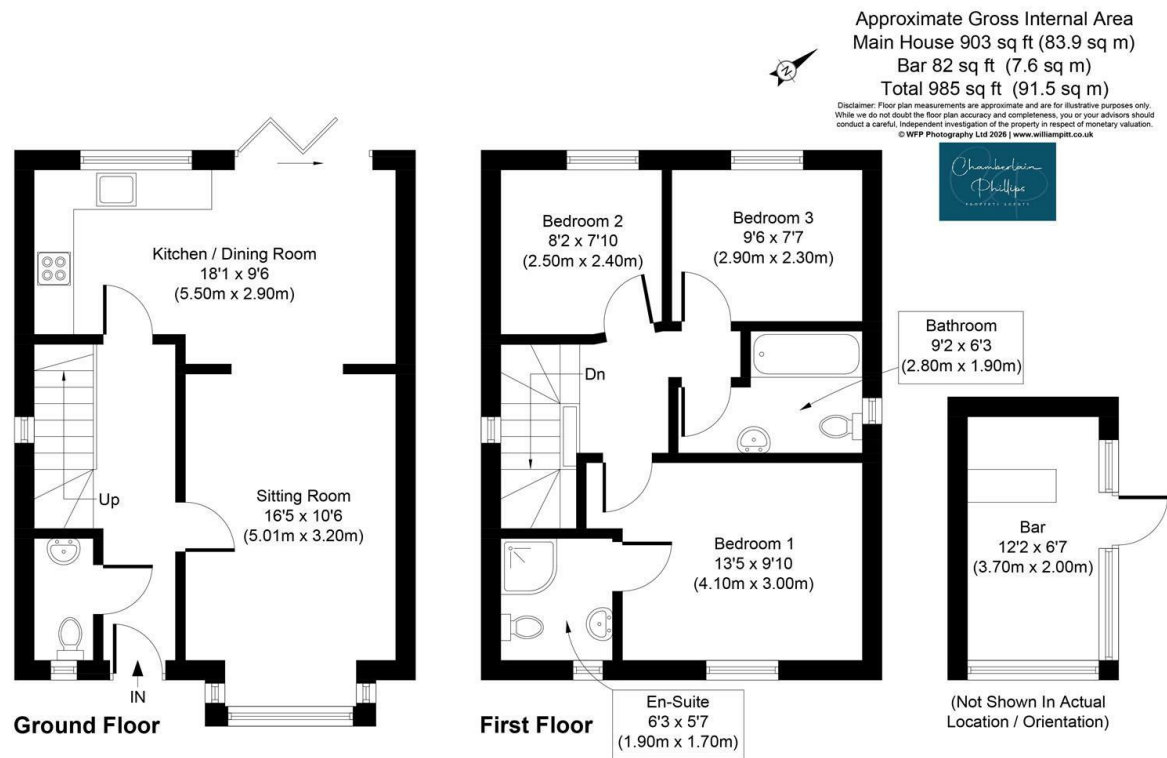
#### Agents notes:

Tenure - Freehold  
Council Tax - Band C  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas fired radiators  
Mobile Availability - EE - 80% / o2 - 67% / Vodafone - 68% / Three - 67%  
Broadband Availability - Ultrafast is available

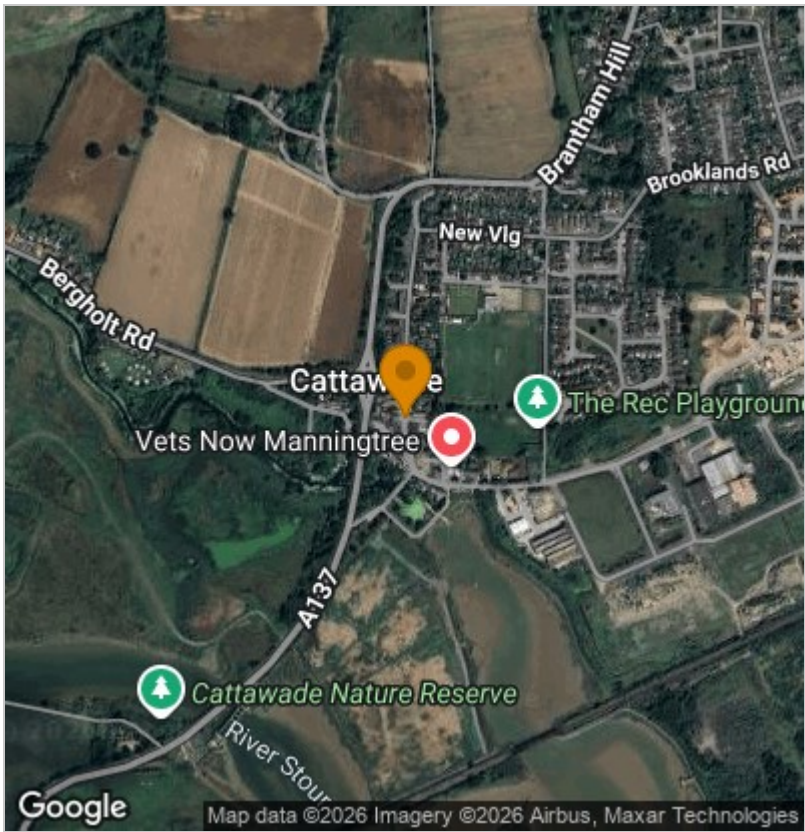




Floor Plan



Area Map



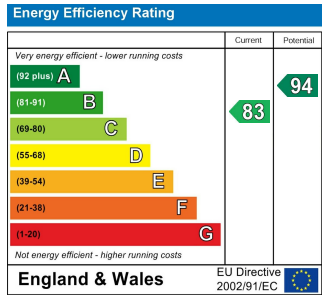
Viewing

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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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold