Chamberlain Phillips
PROPERTY AGENTS

Grimwade Close, Brantham

£450,000

Grimwade Close, Brantham

This spacious four-bedroom detached home provides an excellent opportunity for families seeking generous living accommodation in a well served village location.

The property is entered via a welcoming entrance hall, which leads through to the sitting room featuring a bay window overlooking the front aspect, with a door that opens into the dining room, which in turn benefits from sliding doors opening into the large conservatory, creating an excellent space for entertaining and family living. The conservatory benefits from underfloor heating making it a comfortable and practical space throughout the year.

The kitchen is fitted with a range of base and wall mounted units and enjoys both a side access door and French doors opening into the conservatory. A separate utility room and ground-floor cloakroom add to the practicality of the home.

The former garage has been thoughtfully converted to create a versatile additional reception room, ideal as a family room, home office, playroom or even a ground-floor bedroom, providing excellent flexibility to suit a variety of lifestyles. The room also benefits from underfloor heating.

Upstairs, the principal bedroom benefits from its own en-suite shower room, while three further well proportioned bedrooms are served by a modern family bathroom, with a separate double shower and a Jacuzzi bath.

Outside, the property benefits from a driveway providing off-road parking, together with an electric vehicle charging point. The enclosed, south-facing rear garden provides an excellent space for both relaxation and entertaining, featuring a generous hardwood decked seating area, an artificial lawn for low maintenance enjoyment, a substantial shed, greenhouse, and a useful lean-to storage area running along the side of the house.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GARAGE CONVERSION - ALLOWING FOR A DOWNSTAIRS BEDROOM OR SECOND RECEPTION ROOM OR HOME OFFICE/STUDY
- SOUTH FACING ENCLOSED REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- UTILITY ROOM
- GAS BOILER INSTALLED 2025 WITH 10 YR WARRANTY
- NO ONWARD CHAIN

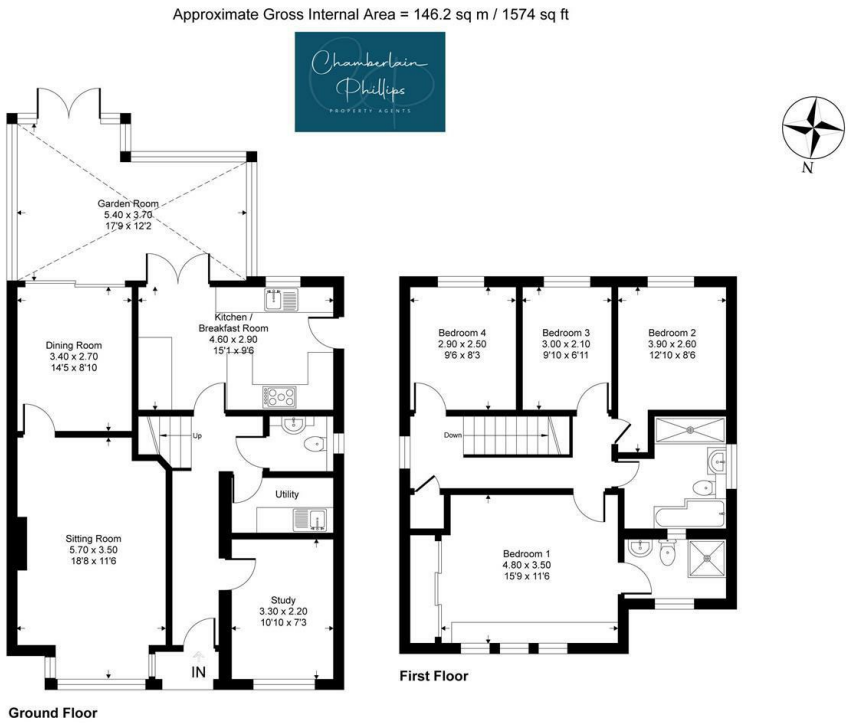
LOCATION:

Brantham is a large well-served village in the Stour Valley with the river stour forming one of its boundaries and it is surrounded by picturesque countryside. 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 a well-served village offering an excellent range of local amenities, including churches, traditional pubs, a convenience store with an adjoining Co-op, a café, Chinese restaurant, veterinary practice, three children's play areas, two pre-schools and a highly regarded primary school. The village also falls within the catchment area for East Bergholt High School and Manningtree High School, making it an attractive choice for families.

Agents notes:
Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent.
Broadband Availability - Ultrafast is available

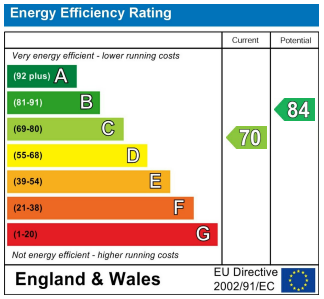
Floor Plan



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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.

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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk