Chamberlain Phillips
PROPERTY AGENTS

Quince Close, Brantham

Offers In Excess Of £400,000

Quince Close, Brantham

Nestled within the charming village atmosphere of Brantham, this impressive four/five-bedroom detached home presents an exceptional opportunity for families seeking a harmonious blend of modern living and community spirit. Enhanced extensively by the current owners, the property now offers a vast open plan living space designed for both comfort and style.

Upon entering, the welcoming hallway, complete with a convenient downstairs WC, sets the tone for a home that has been meticulously configured for family life. The heart of the house is undoubtedly the expansive kitchen, dining, and family room. This area has been thoughtfully arranged to create a seamless flow, perfect for entertaining or simply enjoying everyday moments. Bi-folding doors invite natural light to flood in and provide a graceful transition to the rear garden, promoting an al fresco lifestyle during warmer months.

The flexible accommodation includes a snug which can serve as a fifth bedroom, featuring its own shower room and a delightful conservatory that extends the living space even further. Upstairs, the four well-proportioned bedrooms ensure privacy and rest for all family members, with the main bedroom boasting its own en-suite shower facility for added luxury. A contemporary family bathroom serves the remaining bedrooms, completing the upper level with functionality and style.

Outside, the large deck area and rear lawn offer ample space for outdoor activities and relaxation, while the front gardens enhance the home's curb appeal. With a double garage and driveway parking, this residence provides practical solutions to everyday needs.

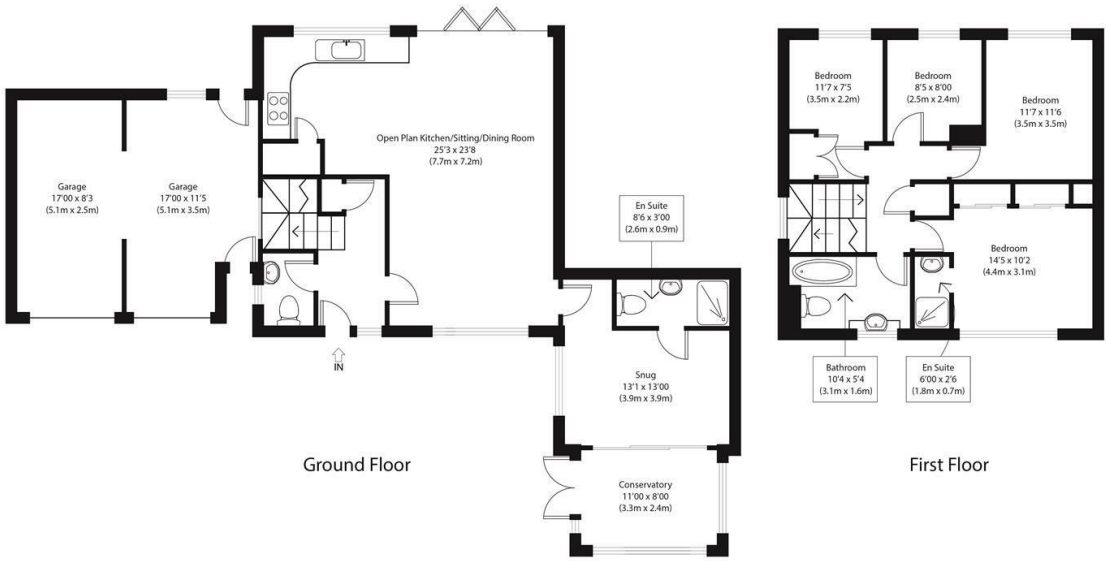
- NO ONWARD CHAIN
- POPULAR LOCATION
- DRIVEWAY & DOUBLE GARAGE
- GROUND FLOOR BEDROOM WITH ENSUITE
- CONSERVATORY
- SECLUDED REAR GARDEN
- OPEN PLAN LIVING SPACE
- BI-FOLDING DOORS TO THE REAR GARDEN
- RARELY AVAILABLE DETACHED FOUR/FIVE BEDROOM HOUSE
- VIEWING ADVISED

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 lucky that it has many amenities including, churches, pubs, a local food store that also has a Co-op, a cafe, a Chinese restaurant, a vet, three play areas, two preschools and a primary school.

Agents notes:
Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All Networks are limited
Broadband Availability - Ultrafast is available

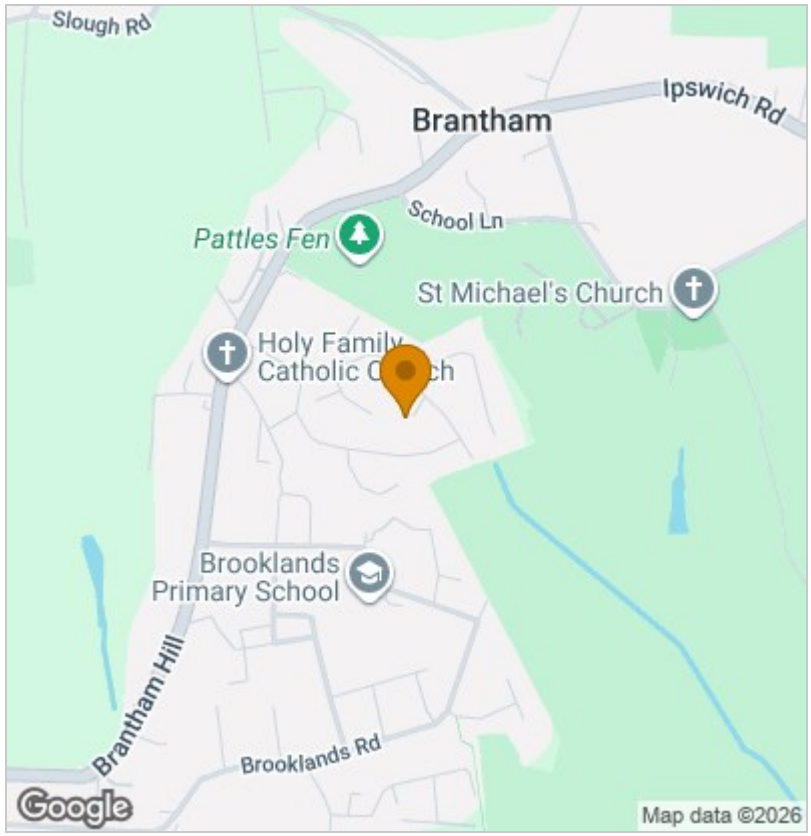
Floor Plan



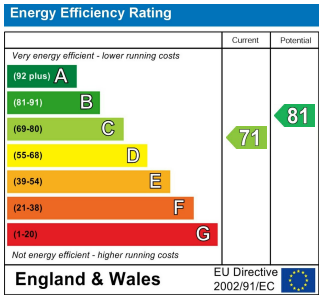
Approximate Gross Internal Area
1805 sq ft (168 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative 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. copyright www.ajphoto.co.uk

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.

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