



Storeys Road, Brantham
£600,000

Property Overview

A striking double-fronted five-bedroom detached family home, occupying an enviable position along a private road within the highly regarded Stour View development in Brantham. Constructed by Taylor Wimpey approximately three years ago, this impressive "Wayford" design offers spacious and versatile accommodation extending across two floors, ideally suited to modern family living.

The welcoming entrance hall provides access to a downstairs WC, a generous study ideal for home working, and a separate dining room which could equally serve as a playroom or additional reception space. To the rear of the property, the substantial living room features an attractive media wall and French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The well-appointed kitchen/dining room is fitted with a range of contemporary units and integrated appliances, complemented by a separate utility room.

The first floor offers five well-proportioned bedrooms. The principal bedroom benefits from a beautifully re-fitted en-suite shower room, whilst the second bedroom also enjoys the convenience of its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys an enclosed rear garden with a generous patio area, ideal for outdoor dining and entertaining. To the front, a double garage is accompanied by driveway parking and an electric vehicle charging point.

The property further benefits from an attractive position overlooking an area of public greensward, enhancing the sense of space and providing a pleasant outlook.





- FIVE BEDROOM DETACHED HOME
- DOUBLE GARAGE AND DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- MAIN BEDROOM WITH RE-FITTED EN-SUITE SHOWER ROOM
- GUEST BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- LOCATED WITHIN THE POPULAR VILLAGE OF BRANTHAM
- NHBC REMAINING
- AIR CONDITIONING IN BEDROOM ONE & THE LIVING ROOM
- VIEWING ADVISED

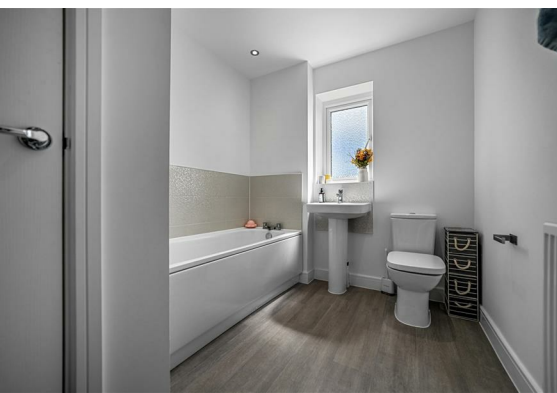
Property Setting:

Brantham is a vibrant village nestled in the scenic Stour Valley, home to a community of over 2,300 residents. Surrounded by picturesque countryside, it borders the River Stour and is close to charming villages such as Stutton, Tattingstone, East Bergholt, and Flatford an area famously known as Constable Country for inspiring the works of artist John Constable.

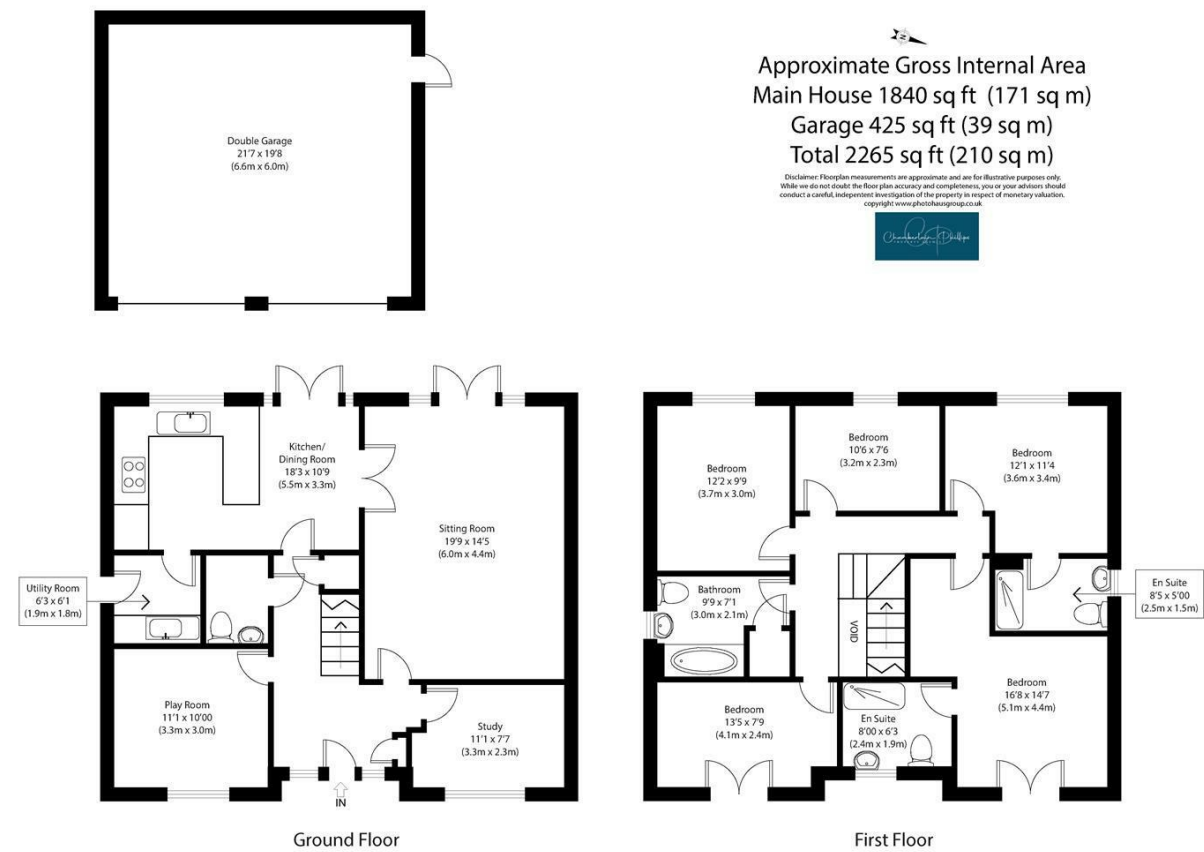
The village boasts a range of amenities, including churches, pubs, a local food store with a Co-op, a café, a veterinary clinic, three play areas, and both a preschool and primary school. Ideally positioned between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex, Brantham offers easy access to a variety of shops, restaurants, and entertainment venues via public transport or car. Just across the River Stour lies Manningtree, England's smallest market town, with a railway station providing direct links to London, Norwich, Harwich, Felixstowe, and the scenic beaches of the Sunshine Coast.

Agents Notes:

Tenure - Freehold
 Council tax - Band E
 Services - Mains electric/Mains Drainage/Mains water/Mains gas
 Heating - Gas boiler via radiators
 Mobile Availability - EE - 83% / Three - 72% / Vodafone - 67% / o2 - 64%
 Broadband Availability - Ultrafast is available.
 Development Fee - An annual development maintenance charge is payable. We understand this is currently £172 per annum, although buyers should verify this information with their solicitor during the conveyancing process.



Floor Plan



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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Area Map



Energy Efficiency Graph

