

Firefly Close, Mistley



Property Overview:

Occupying a prime position within the highly sought-after River Reach development by Hopkins Homes, this impressive detached Neo-Georgian residence is a home of real presence, combining classical architectural elegance with the comforts and efficiencies of modern living. Built less than six years ago, the property offers beautifully balanced family accommodation, finished to an excellent standard and thoughtfully designed to suit both everyday life and more formal entertaining.

A welcoming entrance hall sets the tone for the accommodation beyond, where generous proportions and quality finishes are evident throughout. At the heart of the home is a superb kitchen/dining room, perfectly arranged for modern family living, complete with quartz work surfaces, a breakfast bar, range cooker and integrated appliances including fridge/freezer and dishwasher. This sociable and stylish space is ideal for everything from busy weekday routines to relaxed evenings with family and friends. Complementing this is a separate utility room, while the elegant sitting room provides a more intimate retreat, centred around an attractive fireplace with wood burner, creating a warm and inviting atmosphere during the cooler months. A further study, currently used as a games room, adds excellent versatility and could equally serve as a home office, family room or playroom, while a cloakroom completes the ground floor.

To the first floor, the property continues to impress with four generous double bedrooms all offering fitted wardrobes, two of which enjoy the added luxury of en-suite shower rooms, in addition to a well-appointed family bathroom. Throughout, the home reflects the quality associated with Hopkins Homes, with further notable features including underfloor heating to the ground floor, elegant sash windows, internal oak doors, and a spacious double garage with electric doors.

Outside, the generous west-facing rear garden provides a wonderful extension of the living space, perfectly positioned to enjoy the afternoon and evening sun. Whether used for outdoor dining, entertaining guests or simply unwinding in peaceful surroundings, it adds greatly to the overall lifestyle appeal of the home.

Combining timeless design, modern comfort and flexible family accommodation, this is an exceptional home that lends itself beautifully to contemporary living, offering a rare opportunity to acquire a high-quality residence within one of the area's most desirable developments















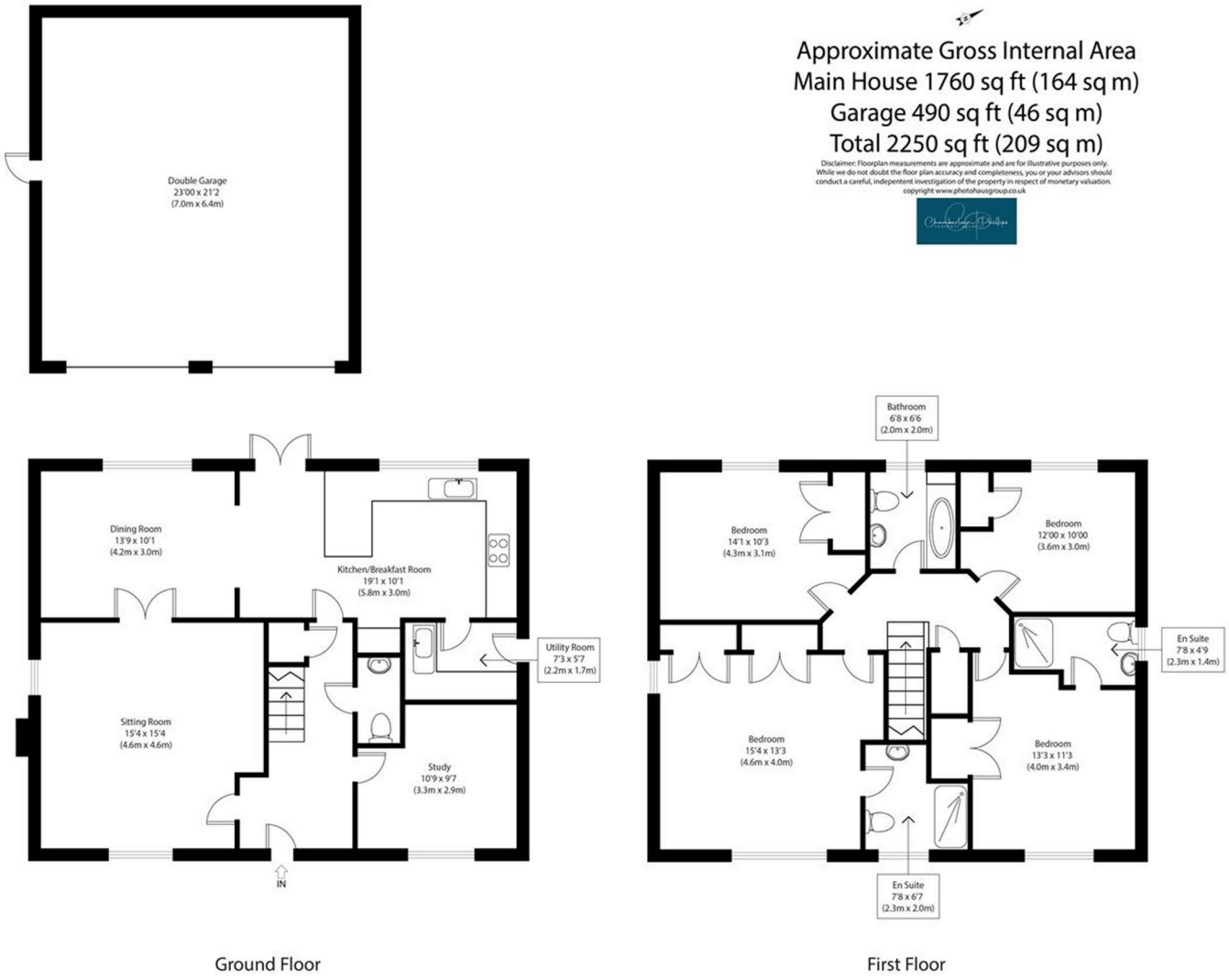
Property Setting:

Enjoying an enviable position on the edge of the River Stour, Mistley is a village of remarkable charm, where historic character, estuary views and a relaxed waterside lifestyle come together beautifully. Known for its rich maritime heritage and elegant period architecture, Mistley offers a setting that feels both peaceful and distinctive, with the ever-changing river landscape providing a wonderful backdrop to daily life.

Despite its tranquil feel, the village is exceptionally well placed for everyday living. Mistley benefits from a range of local amenities including a village shop and off-licence, traditional fish and chip shop, public house and the well-regarded Mistley Thorn restaurant, all of which add to the convenience and character of the village. Nearby Manningtree further enhances the appeal with its selection of independent shops, cafés, restaurants, excellent primary and secondary education and everyday services, creating a vibrant yet welcoming community atmosphere.

For those needing to commute, Mistley railway station offers direct services to London Liverpool Street, while the surrounding countryside and estuary provide excellent opportunities for walking, sailing and outdoor pursuits. Combining lifestyle, convenience and character, Mistley remains one of North Essex's most desirable addresses, particularly for buyers seeking a village environment with strong transport links and a true sense of place.





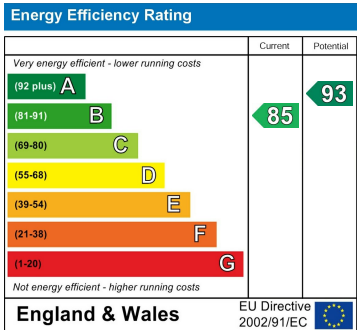


Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Agents notes:

A development charge is payable of £127.95 per annum
Tenure - Freehold / Council Tax - Band F
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators & Electric underfloor to ground floor
Mobile Availability: EE - 82% / Three - 68% / Vodafone 67% / o2 - 65%
Broadband: Ultrafast is available at this address