



Forrester Road, Mistley
£725,000

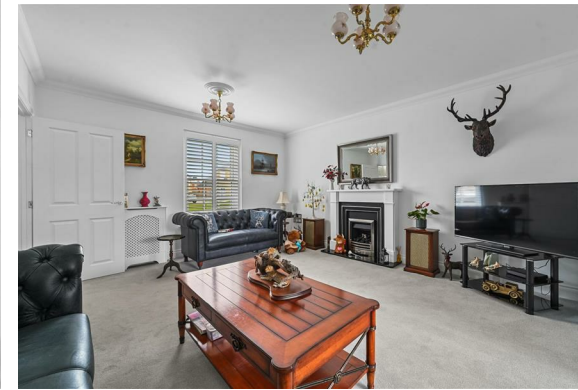
Forrester Road

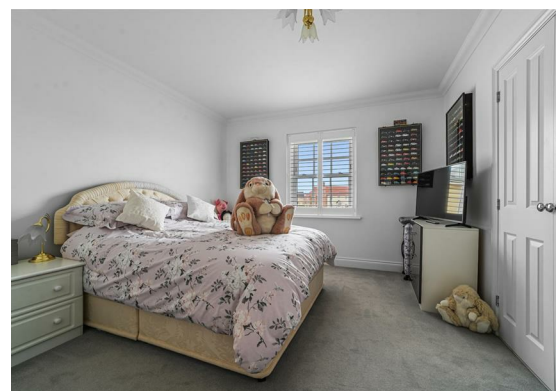
Situated on the highly sought-after River Reach Development, this exceptional four-bedroom family residence epitomises refined modern living. Crafted in 2022 by the renowned Hopkins Homes, this double fronted, Georgian style property blends classic elegance with contemporary comforts, creating a perfect sanctuary for family life.

Step into the welcoming entrance hallway, where a dedicated study provides an ideal work-from-home environment. The inviting living room, complete with a feature gas fire, offers a cosy space for relaxation, while the formal dining room is perfectly poised for entertaining guests. The heart of the home is the superb kitchen breakfast room, boasting sleek stone worktops, a breakfast bar, and high-quality integrated appliances. A practical utility room and convenient downstairs WC add further functionality to the ground floor.

Upstairs, discover four well-proportioned bedrooms. The main suite features built-in storage and a luxurious en-suite shower room, while the guest bedroom is equally impressive, also benefitting from built-in storage and its own en-suite. A stylish family bathroom completes the first floor, catering effortlessly to the demands of modern family living.

Occupying a generous plot of approximately a quarter of an acre (subject to survey), the property enjoys an expansive, enclosed rear garden – a wonderful space for children and outdoor entertaining. Additional highlights include a workshop, a double garage, and ample driveway parking. This impressive home offers an unrivalled opportunity for families wishing to enjoy an exceptional lifestyle within a prestigious development.





- FOUR BEDROOM DETACHED HOME SITUATED ON THE SOUGHT-AFTER RIVER REACH DEVELOPMENT
- CONSTRUCTED BY HOPKINS HOMES
- TWO EN-SUITE SHOWER ROOMS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE, WORKSHOP AND DRIVEWAY PARKING
- GENEROUS PLOT APPROACHING 1/4 ACRE (STS)
- WELL MAINTAINED THROUGHOUT
- VIEWING ADVISED

LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. the historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.



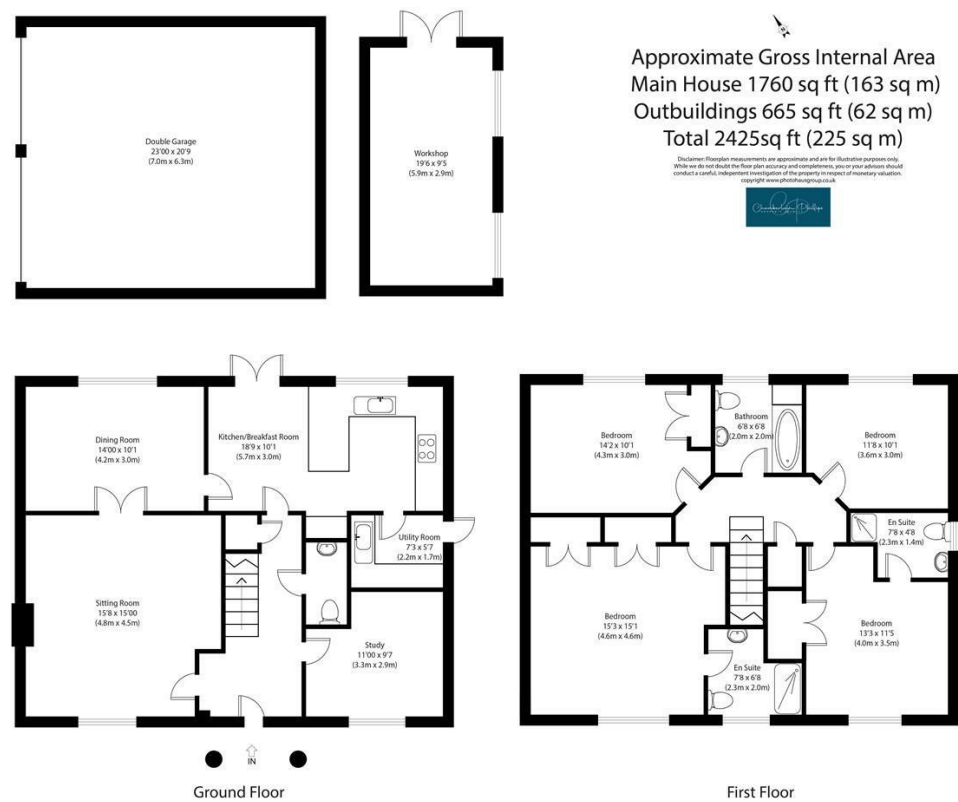
For travel connections, this executive newly built home also enjoy an enviable position, being conveniently located for work, leisure and recreation. For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

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
 Mobile Availability: EE - 82% / Three - 68% / Vodafone 67% / o2 - 65%
 Broadband: Ultrafast is available at this address



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.

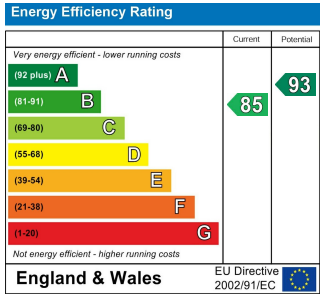
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Area Map



Energy Efficiency Graph



Council Tax Band - F
Tenure - Freehold