



Church Road, Stutton
£450,000

Church Road

Tucked away in the heart of Stutton, this charming three-bedroom detached home presents a rare opportunity, coming to the market for the first time since its construction and offered with no onward chain. Perfectly suited for families or those seeking a peaceful village lifestyle, the property boasts a welcoming and spacious entrance hallway, setting the tone for the rest of the house.

The ground floor features a bright and airy living room complete with a feature fireplace and double doors opening directly onto the enclosed rear garden – ideal for entertaining or relaxing with loved ones. The contemporary kitchen dining room provides plenty of space for family meals, while a practical utility room and a downstairs WC add further convenience.

Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room, alongside a stylish family bathroom. Outside, the enclosed rear garden is perfect for children to play safely or for summer barbecues, and the ample driveway provides parking for several vehicles.

Enjoy the best of both worlds – a tranquil village setting within easy reach of local amenities and scenic countryside. This is a rare opportunity to make your move to Stutton and secure a wonderful family home ready for you to make your own.





- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- SITUATED IN THE POPULAR VILLAGE OF STUTTON
- NO ONWARD CHAIN
- DOWNSTAIRS WC
- UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- VIEWING ADVISED

Location:

Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

Agents Notes:

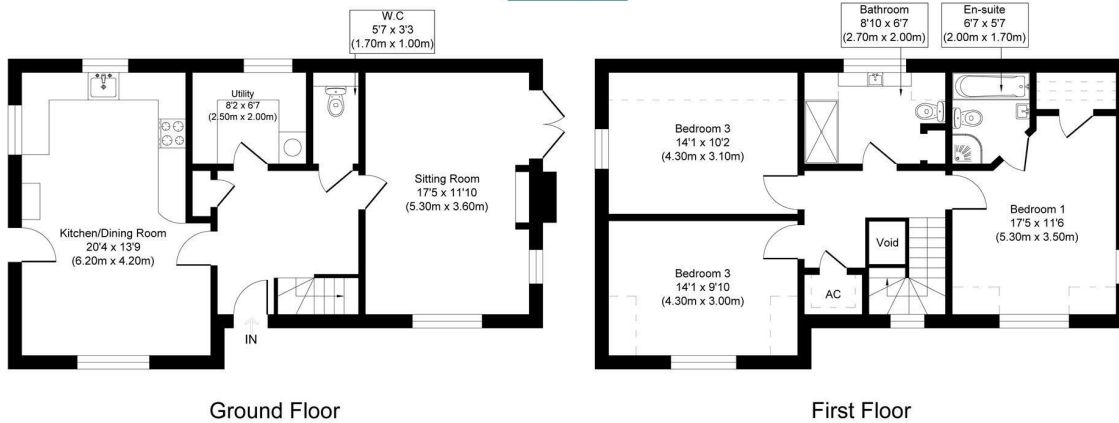
Tenure - Freehold
Council Tax - Band D
Services Connected - Mains
Electric/Water/Drainage
Heating - Air Source Heat Pump/Electric
Mobile Availability - EE - 76% / Vodafone - 75% / Three - 74% / o2 - 68%
Broadband Availability - Superfast broadband available



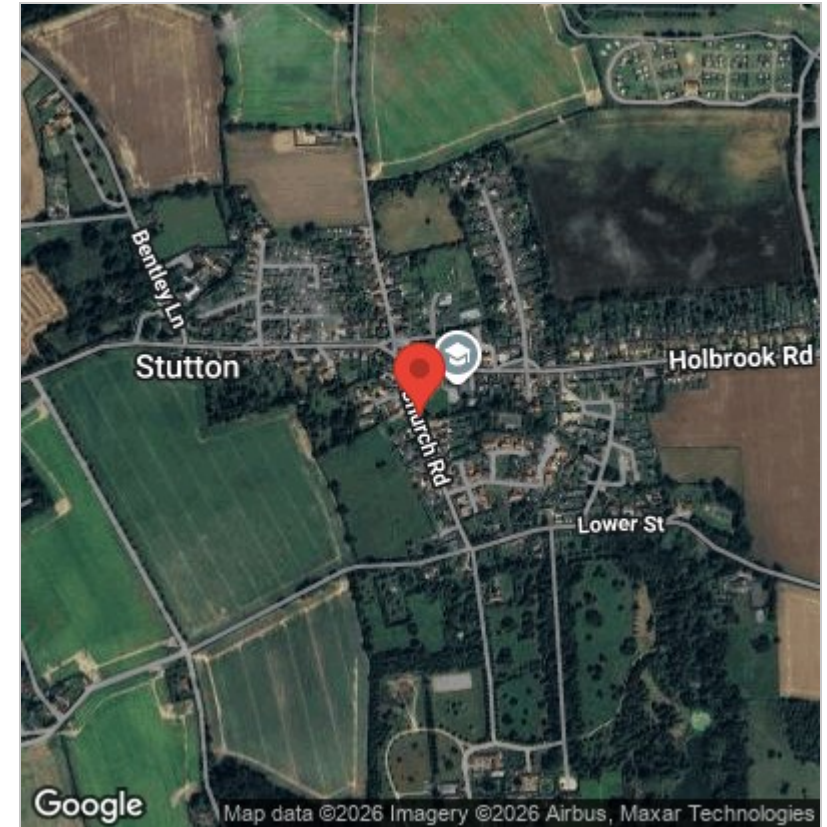
Floor Plan

Approximate Gross Internal Area
Main House 1344 sq ft (124.9 sq m)

Disclaimer: Floor plan 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.



Area Map



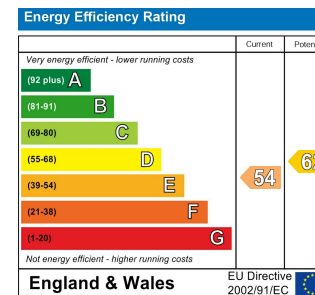
Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold