



Birch Drive, Brantham



Birch Drive Brantham

£400,000

Situated in the popular village of Brantham, this spacious four bedroom detached home is offered to the market chain free and presents an excellent opportunity for families and buyers seeking generous living accommodation in a well-connected location. Positioned within easy reach of local amenities, reputable schools and excellent transport links, the property combines comfortable modern living with convenience and practicality. The accommodation begins with a welcoming entrance hall providing access to the principal ground floor rooms and a useful ground floor cloakroom. The spacious living room is positioned to the front of the property and offers an ideal setting for relaxing or entertaining, with large windows allowing plenty of natural light to fill the space. To the rear of the property is an impressive kitchen and dining room stretching over 25 feet in length, creating a superb hub of the home with ample space for dining and family gatherings. The kitchen benefits from extensive worktop and storage space and flows naturally into the conservatory, which overlooks the rear garden and provides an additional reception area suitable for year-round enjoyment. The first floor offers four well-proportioned bedrooms, including two comfortable double bedrooms and two generous single bedrooms, making the property ideal for growing families, home working or guest accommodation. The family bathroom is fitted with a modern white suite complete with shower over the bath. Externally, the property benefits from front and rear gardens offering outdoor space for



both entertaining and recreation. A detached garage provides excellent storage or parking facilities, with additional off-road parking available. Further benefits include double glazing and gas central heating throughout. Birch Drive is conveniently located close to Brantham's local shops, everyday amenities, primary school and recreational facilities. Manningtree High Street is only a short drive away and offers a wider selection of independent shops, cafés, restaurants and supermarkets. Manningtree mainline railway station provides direct services to London Liverpool Street, making the property highly suitable for commuters. The A12 trunk road is also easily accessible, offering straightforward connections towards Ipswich, Colchester, Chelmsford and the wider East Anglia region. An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process. EPC C

Living Room 14' 10" x 14' 5"
(4.52m x 4.39m)

Kitchen/ Dining Room 11' 10" x
25' 6" (3.60m x 7.77m)

Conservatory 13' 1" x 12' 11"
(3.98m x 3.93m)

Bedroom 12' 0" x 14' 5" (3.65m x
4.39m)

Bedroom 11' 10" x 9' 3" (3.60m x
2.82m)

Bedroom 11' 10" x 7' 4" (3.60m x
2.23m)

Bedroom 8' 8" x 8' 4" (2.64m x
2.54m)

Family Bathroom 5' 10" x 10' 9"
(1.78m x 3.27m)

Garage 22' 3" x 9' 1" (6.78m x
2.77m)







WN

PROPERTIES



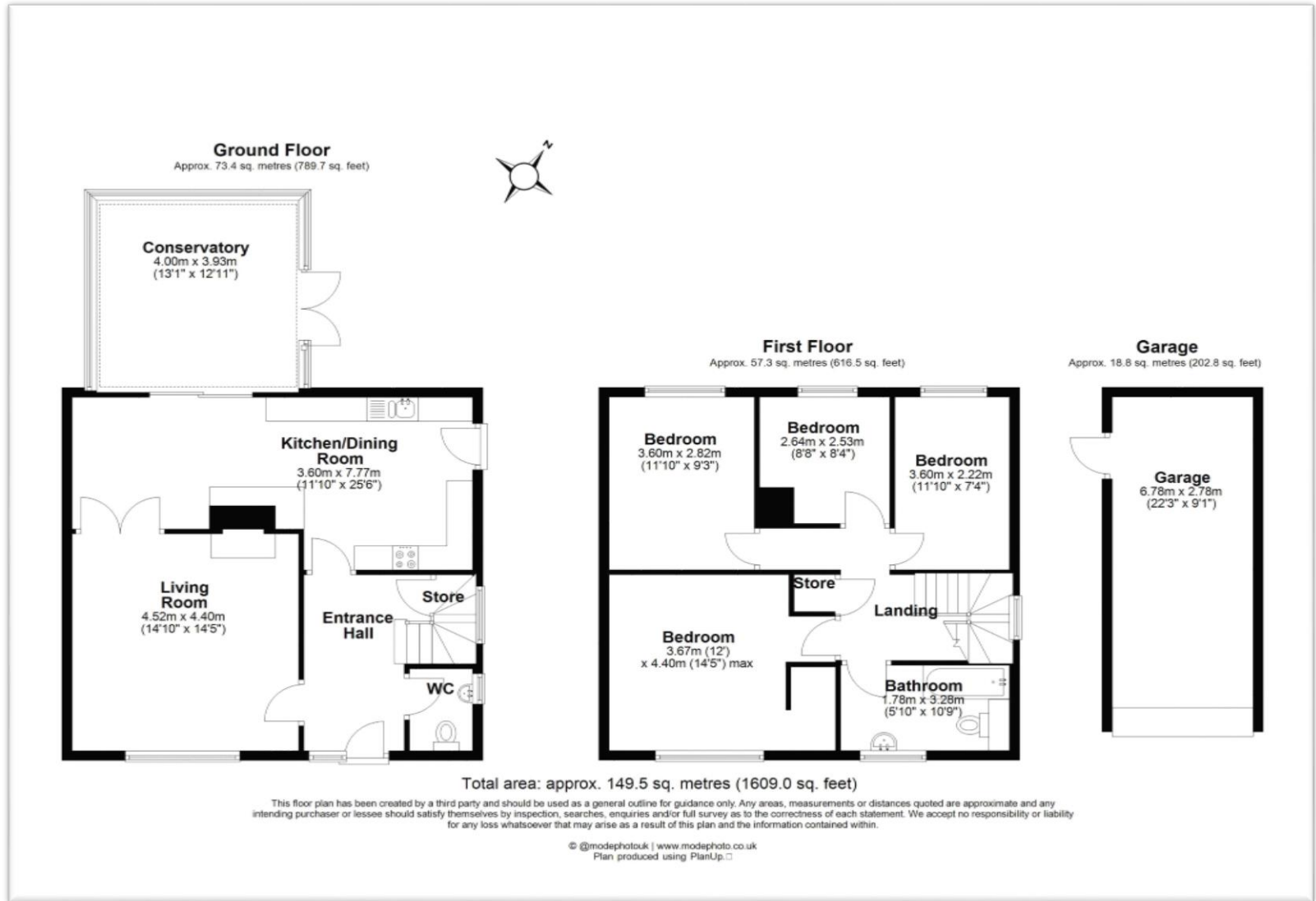


W N

PROPERTIES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band D

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.