Chamberlain Phillips
PROPERTY AGENTS

# Sycamore Way, Brantham

£375,000

## Property Overview:

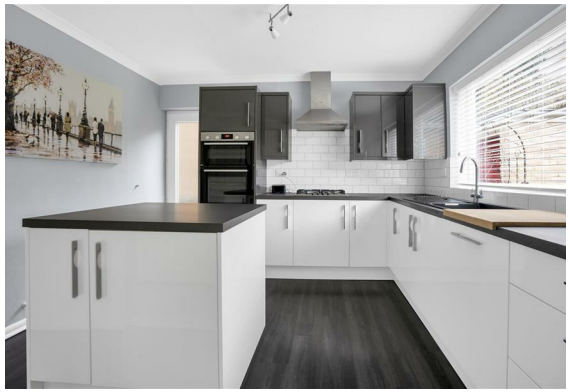
***Spacious Detached Family Home in Popular Brantham Location – Garage, Driveway and No Chain***

*This well presented four bedroom detached home offers comfortable and practical accommodation, making it ideal for first time buyers, families, and downsizers alike. The property has been well maintained and provides a good balance of space and functionality throughout.*

*The property offers four bedrooms, with the main bedroom benefitting from fitted wardrobes with sliding doors. The remaining bedrooms provide flexibility for family living, guest accommodation, or the option to create a home office. The family bathroom is fitted with a shower over the bath, while a downstairs WC adds everyday convenience for both residents and visitors.*

*The lounge diner provides a bright and versatile living space, suitable for both relaxing and entertaining, and leads through to the separate kitchen. Installed approximately six years ago, the kitchen features an island, integrated dishwasher and washing machine, oven, and gas hob, making it well suited to modern day living.*

*Outside, the rear garden is laid to lawn and complemented by raised beds and a shed, creating an attractive space for gardening, relaxing, or outdoor dining. The property also benefits from ample off road parking and a detached single garage, providing useful storage and secure parking.*



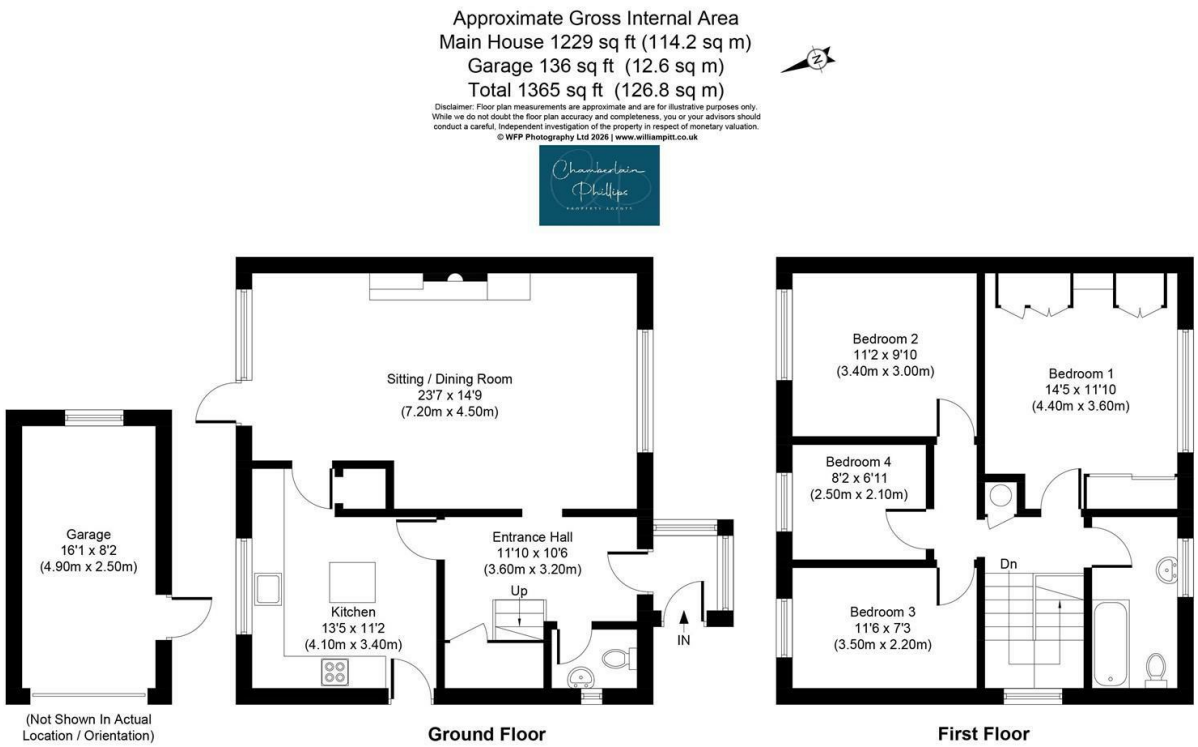
- *MODERN KITCHEN WITH ISLAND*
- *DETACHED GARAGE & DRIVEWAY*
- *NO ONWARD CHAIN*
- *POPULAR LOCATION*
- *DETACHED FAMILY HOME*
- *FOUR BEDROOM*
- *LOUNGE/DINER*
- *CLOAKROOM*

*LOCATION:*
*Brantham is a large village in the Stour Valley with the river Stour forming one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford. Famous for inspiring many painting of John Constable and known as Constable Country.*

*The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car. Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast.*
*Brantham has many amenities including, churches, pubs, Pizza restaurant, a Co-op, a cafe, a vet, three play areas, a preschool and primary school.*

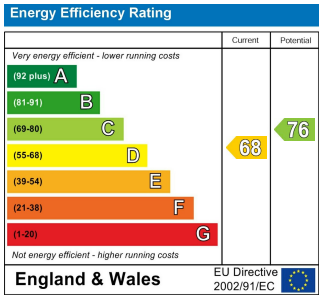
*Tenure - Freehold*
*Council Tax - Band D*
*Services Connected - Mains Electric/Water/Drainage/Mains Gas*
*Heating - Via gas boiler*
*Telephone & Broadband - EE, O2 & Vodafone mobile networks available indoor & Ultrafast broadband available*

## Floor Plan




## Area Map

## Energy Efficiency Graph




## 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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