



Trinity Close, Manningtree  
£535,000



## Trinity Close

Step inside this exquisite three-bedroom chalet home, a perfect sanctuary for families and downsizers alike, offering the blend of modern living and cosy comfort. Recently renovated throughout, this detached abode showcases a contemporary new kitchen, sleek shower room, and a full re-plumbing and heating system overhaul, leaving no stone unturned in its transformation.

From the welcoming entrance hallway, discover the versatile downstairs living space, where a double bedroom offers the flexibility to become an additional reception room, tailored to your family's needs. The heart of the home is the kitchen dining room, thoughtfully designed for gathering and feasting, seamlessly flowing into the living room with sliding doors that open to the serene rear garden, an idyllic setting for leisurely days and alfresco evenings.

Upstairs, two generous double bedrooms await, alongside a chic shower room, completing the private quarters of this delightful residence.

The enclosed rear and side gardens provide a peaceful retreat, while the double garage and driveway parking ensure ample space for vehicles.







- THREE BEDROOM HOME
- DOWNSTAIRS BATHROOM AND WC
- DOUBLE GARAGE AND DRIVEWAY
- GENEROUS GARDENS
- RENOVATED THROUGHOUT
- COMPLETE UPWARD CHAIN
- CLOSE TO MANNINGTREE TOWN CENTRE
- KITCHEN DINING ROOM

#### LOCATION:

Manningtree, located in Essex, is a picturesque town nestled along the banks of the River Stour. Known for its rich history and charming architecture, it boasts a blend of quaint shops, cozy cafes, and local pubs, all contributing to its vibrant community atmosphere. The town's scenic surroundings include lush countryside and waterfront views, perfect for leisurely walks and outdoor activities. With excellent transport links, including a railway station connecting to London, Manningtree offers a delightful mix of rural charm and urban convenience, making it an ideal place to live or visit.

#### Agents Notes:

Tenure - Freehold

Council tax - Band D

Services - Mains electric/mains drainage/Mains water/Mains Gas

Heating - Radiators via Gas boiler

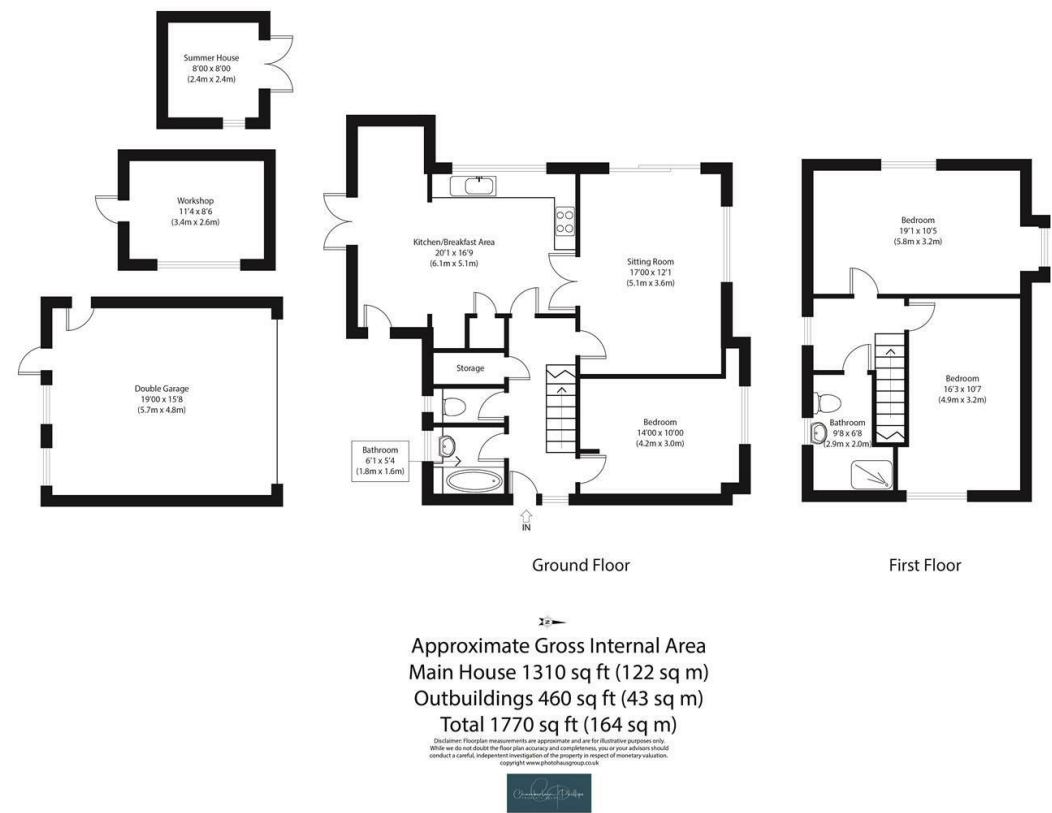
Mobile - All Networks are Limited

Broadband - Ultrafast is available





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.

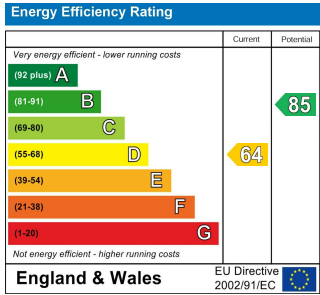
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - D  
Tenure - Freehold