



Storeys Road, Brantham  
GUIDE PRICE Guide Price £270,000 - £280,000

## Storeys Road, Brantham

Step into modern living with this delightful two-bedroom semi-detached home, an ideal find for first-time buyers looking to plant roots in a vibrant new community. Built in 2021 by Taylor Wimpey, part of the sought-after Stour Heights development, this property offers contemporary design paired with everyday practicality.

Upon entering, you are welcomed by a tasteful entrance hall that leads to a convenient downstairs WC. The front-facing kitchen is a cook's dream, featuring integrated appliances and smart finishes. At the heart of the home, the living/dining room basks in natural light, with double doors that invite you out to the private, enclosed rear garden – a tranquil retreat for both relaxation and entertainment.

Upstairs, the accommodations do not disappoint, boasting two generously proportioned double bedrooms. The main bedroom benefits from its own en-suite shower room, ensuring privacy and comfort. Additionally, there's a well-appointed family bathroom to serve the home.

Parking will never be an issue with two allocated spaces, and the added convenience of a garden shed enhances outdoor storage options. This property is a true gem, offering all the benefits of modern living in a picturesque locale.





- TWO BEDROOM SEMI DETACHED HOME
- LIVING DINING ROOM WITH DOORS TO THE REAR GARDEN
- OFF ROAD PARKING
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- NO ONWARD CHAIN
- GUIDE PRICE £270,000 - £280,000

#### LOCATION:

Brantham is a vibrant village nestled in the scenic Stour Valley, home to a community of over 2,300 residents. Surrounded by picturesque countryside, it borders the River Stour and is close to charming villages such as Stutton, Tattingstone, East Bergholt, and Flatford an area famously known as Constable Country for inspiring the works of artist John Constable.

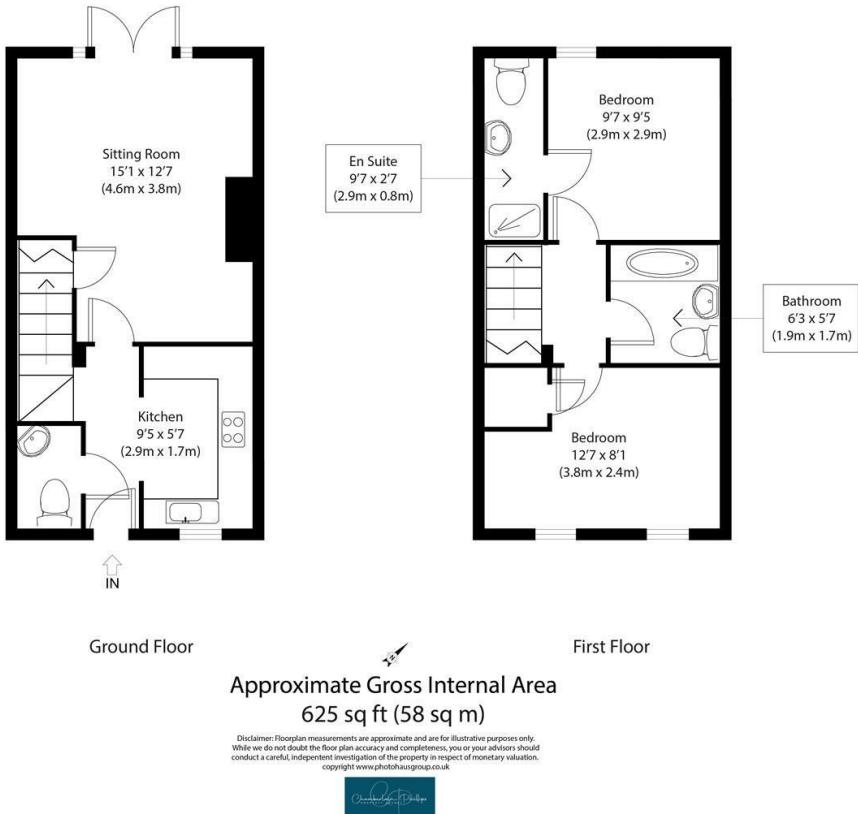
The village boasts a range of amenities, including churches, pubs, a local food store with a Co-op, a café, a veterinary clinic, three play areas, and both a preschool and primary school.

Ideally positioned between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex, Branham offers easy access to a variety of shops, restaurants, and entertainment venues via public transport or car.

Just across the River Stour lies Manningtree, England's smallest market town, with a railway station providing direct links to London, Norwich, Harwich, Felixstowe, and the scenic beaches of the Sunshine Coast.

**Agents Notes:**  
Tenure - Freehold  
Council tax - Band C  
Services - Mains electric/Mains  
Drainage/Mains water/Mains gas  
Heating - Gas boiler via radiators  
Mobile - All networks are available  
Broadband - Standard/Superfast & Ultrafast available.  
Development Fee - An annual development maintenance charge is payable currently £179 PA

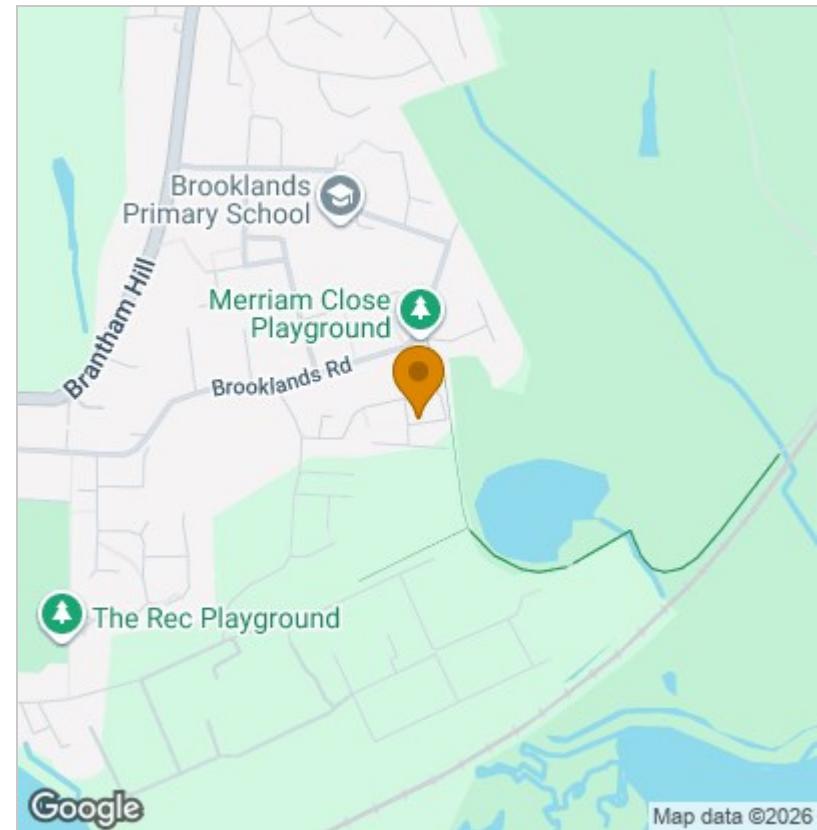
## Floor Plan



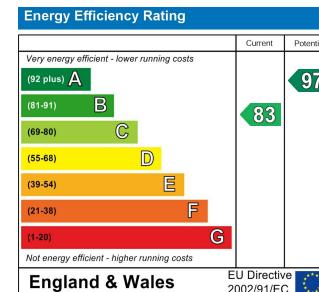
## Viewing

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.

## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

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