



Welhams Way, Brantham
£300,000

Property Overview

Offered to the market with no onward chain, this extended four-bedroom semi-detached bungalow presents an excellent opportunity to acquire a versatile and deceptively spacious home within the highly sought-after village of Brantham.

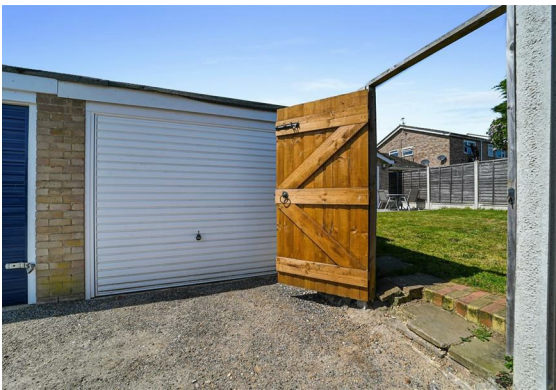
Occupying a plot with both front and rear gardens, the property has been thoughtfully extended over the years to create flexible accommodation that can readily adapt to a variety of lifestyles. Whether you are seeking a family home, single-storey living, or dedicated areas for home working and hobbies, this property offers a layout capable of meeting a wide range of requirements.

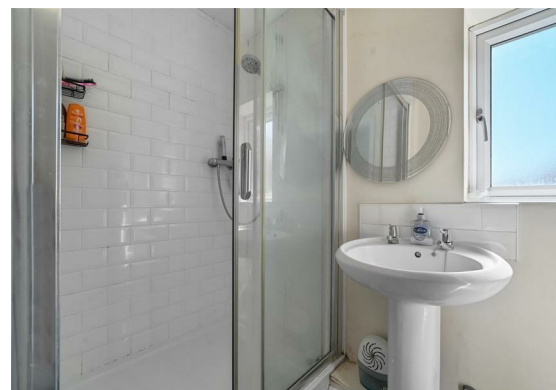
An entrance hallway provides access to the principal accommodation, with two well-proportioned bedrooms positioned towards the front of the property. The home benefits from both a family bathroom and a separate shower room, offering practicality and convenience for modern living.

A significant extension has created two further versatile rooms which are currently arranged as bedrooms but could equally serve as additional reception rooms, a dining room, study, snug, hobby room or guest accommodation, depending on a purchaser's individual needs.

At the heart of the home is a spacious open-plan kitchen and family room, providing an ideal environment for both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space whilst creating a seamless connection between the indoor and outdoor areas.

Externally, the property enjoys gardens to both the front and rear, providing ample space for relaxation, gardening and family enjoyment. A garage further enhances the practicality of the home and offers useful storage or parking options.





- A FOUR BEDROOM EXTENDED SEMI DETACHED BUNGALOW
- GARAGE EN-BLOC
- FAMILY BATHROOM AND SHOWER ROOM
- ENCLOSED REAR GARDEN & A FRONT GARDEN
- THOUGHTFULLY EXTENDED
- SOUGHT AFTER LOCATION
- VIEWING ADVISED
- NO ONWARD CHAIN

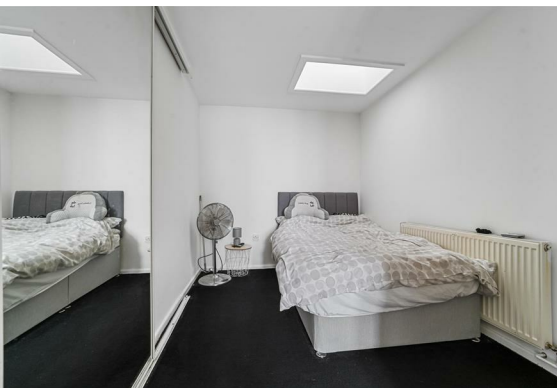
Property Setting:

Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms 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 paintings 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.

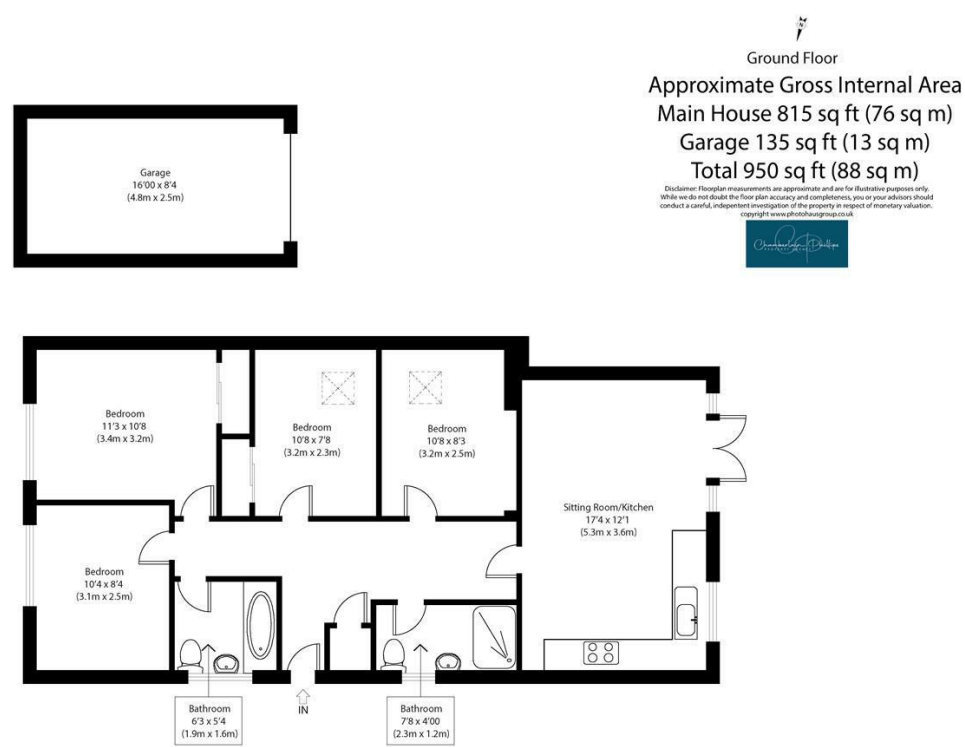
Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents notes:

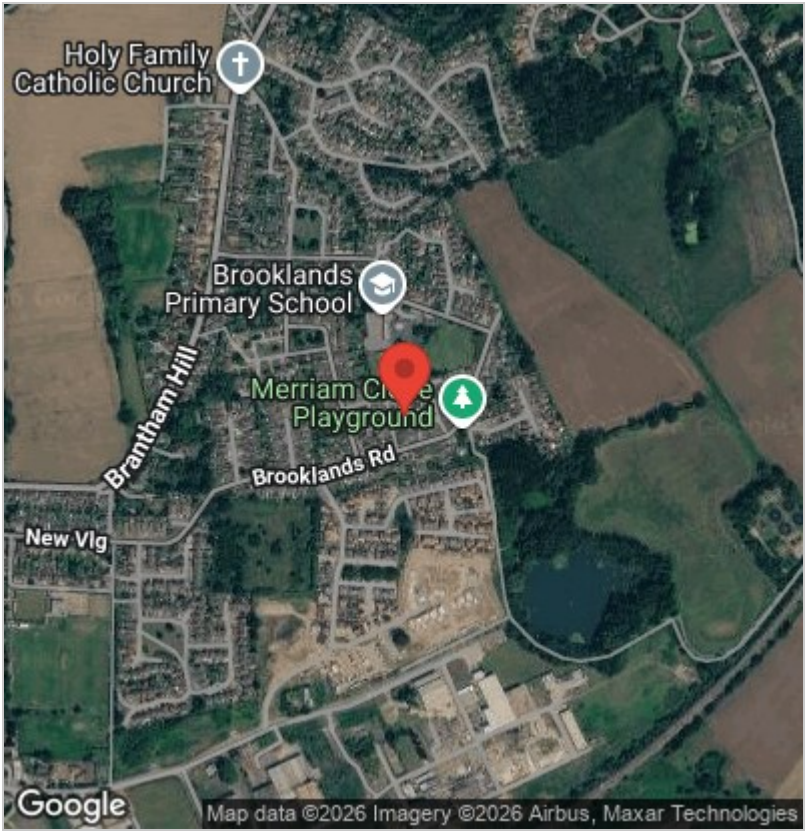
Tenure - Freehold
 Council Tax - Band B
 Services - Mains Gas/Electric/Water/Drainage
 Heating - Gas fired radiators
 Mobile Availability - EE - 83% / Three - 72% / Vodafone - 67% / o2 - 64%
 Broadband Availability - Ultrafast is available



Floor Plan



Area Map



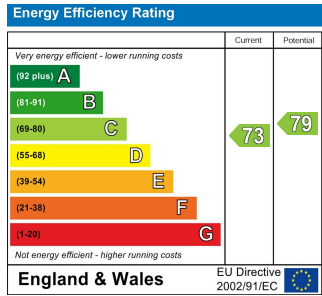
Viewing

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 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

Energy Efficiency Graph



Council Tax Band - B
Tenure - Freehold