



Merriam Close, Brantham
£425,000

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ROOM TO GROW - EXTENDED DETACHED FAMILY HOME WITH VERSATILE LIVING SPACE IN BRANTHAM

Nestled in the heart of the highly sought after village of Brantham, this extended detached family home offers spacious and versatile accommodation, thoughtfully arranged to suit modern family living.

The property is welcomed by an entrance porch leading into the hallway, which provides access to a convenient ground floor cloakroom. The kitchen is fitted with a comprehensive range of units and benefits from a gas hob, built in oven and plumbing for a dishwasher, making it well equipped for everyday family life.

The generous sitting room is filled with natural light and features French doors opening onto the rear garden, while the adjoining dining room, with sliding patio doors, creates an excellent space for both family meals and entertaining.

On the first floor, the principal bedroom enjoys the benefit of an en suite bathroom featuring a corner bath. There are three further well proportioned bedrooms, together with an additional room that offers flexibility as a home office, hobby room or nursery. These rooms are served by a well appointed shower room.

Outside, the enclosed rear garden has been designed to provide an attractive and practical outdoor space, featuring a veranda over the patio, a well maintained lawn, established low maintenance borders and a charming summer house. A garage and driveway provide ample off road parking.

Combining generous living accommodation with flexible spaces and an enviable village setting, this is a wonderful opportunity to acquire a home ideally suited to growing families.





- EXTENDED DETACHED HOME IN A POPULAR VILLAGE SETTING
- ENCLOSED REAR GARDEN WITH COVERED PATIO & SUMMER HOUSE
- GARAGE & DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- FOUR BEDROOMS PLUS A FLEXIBLE FIFTH BEDROOM OR HOME OFFICE
- TWO RECEPTION ROOMS WITH DIRECT ACCESS TO THE GARDEN
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- GROUND FLOOR CLOAKROOM & UTILITY ROOM
- VIEWING ADVISED

LOCATION:

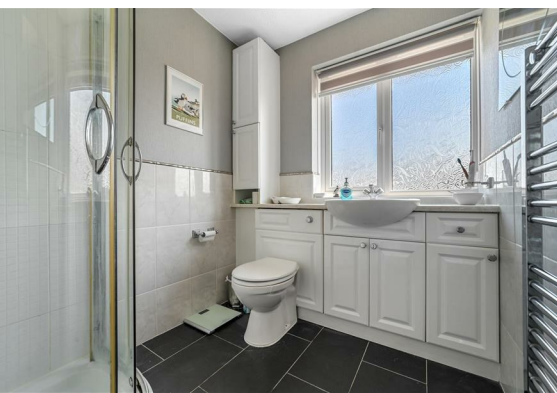
Brantham is a popular village on the Suffolk and Essex border, offering a blend of countryside charm and excellent everyday convenience. Surrounded by attractive countryside and close to the River Stour, it provides an ideal setting for those seeking a semi rural lifestyle while remaining well connected.

The village offers a range of local amenities, including a primary school, convenience store, café, public houses and sports facilities. Families will also appreciate that Brantham falls within the catchment areas for both East Bergholt High School and Manningtree High School.

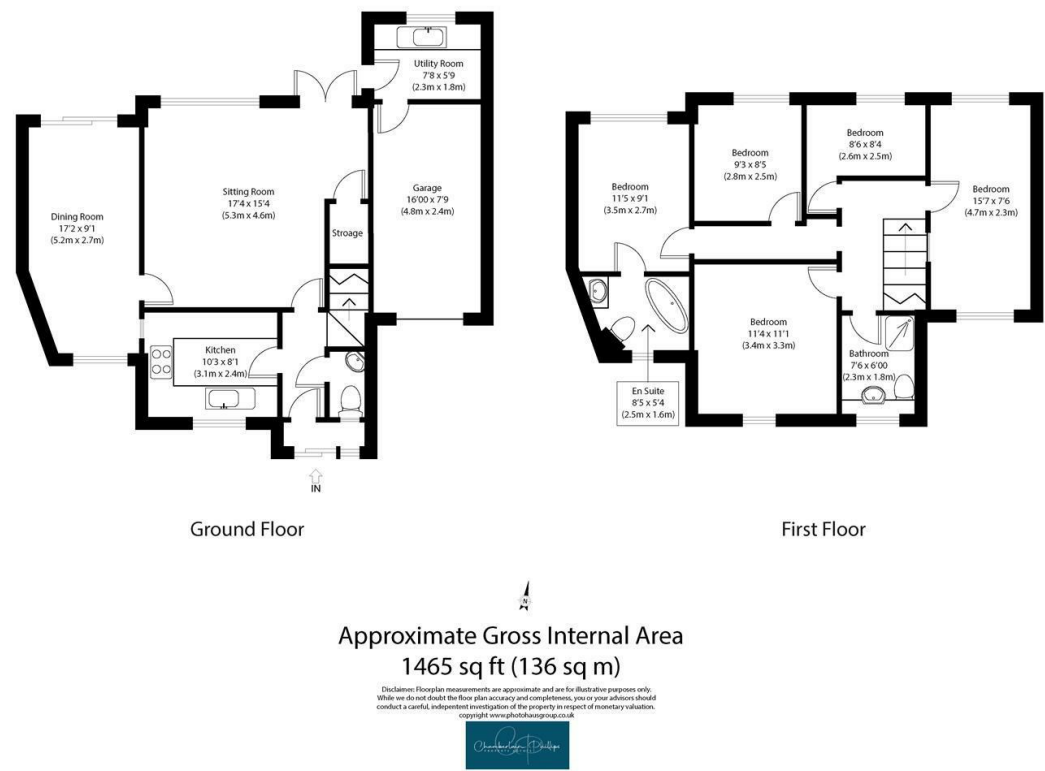
For commuters, Manningtree railway station is just a few minutes away, providing direct services to London Liverpool Street in under an hour. The nearby A137 also offers convenient road links to both Colchester and Ipswich, making Brantham an excellent choice for those balancing village life with access to larger towns and cities.

AGENTS NOTES:

Tenure - Freehold
Council Tax Band - D
Services - Mains Electric, Mains Gas, Mains Water & Drainage
Heating - Radiators via gas boiler
Mobile Coverage Indoor: O2 80%, Three 81%, - EE & Vodafone 83% (source Ofcom)
Broadband: Ultrafast broadband is available at this address



Floor Plan



Area Map



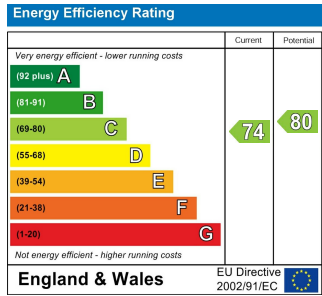
Viewing

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.

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Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold