



Wardle Close, Brantham
£280,000

Property Setting:

Step into modern living with this beautifully presented two-bedroom semi-detached home, perfectly suited to first-time buyers or those looking to enjoy life within a well-established, contemporary development. Ideally positioned, the property is located approximately 1.19 miles (1.9 km) from Manningtree Train Station, offering excellent mainline links to London Liverpool Street.

Constructed in 2022 by Taylor Wimpey and forming part of the popular Stour View development, the property combines stylish design with practical day-to-day living.

The accommodation begins with a welcoming entrance hall leading to a convenient downstairs WC. Positioned to the front of the home, the contemporary kitchen features integrated appliances and sleek finishes, creating a functional yet attractive cooking space.

To the rear, the bright and spacious living/dining room forms the heart of the home, enjoying an abundance of natural light and double doors opening onto the private, enclosed rear garden — ideal for relaxing, entertaining, or enjoying warmer months outdoors.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the second bedroom.

Externally, the enclosed rear garden provides a secure and low-maintenance outdoor space, complete with a useful garden shed. Two allocated parking spaces add further practicality.

Offering modern efficiency, low maintenance living, and a strong community setting, this home represents an excellent opportunity within a sought-after location.





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, Brantham 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

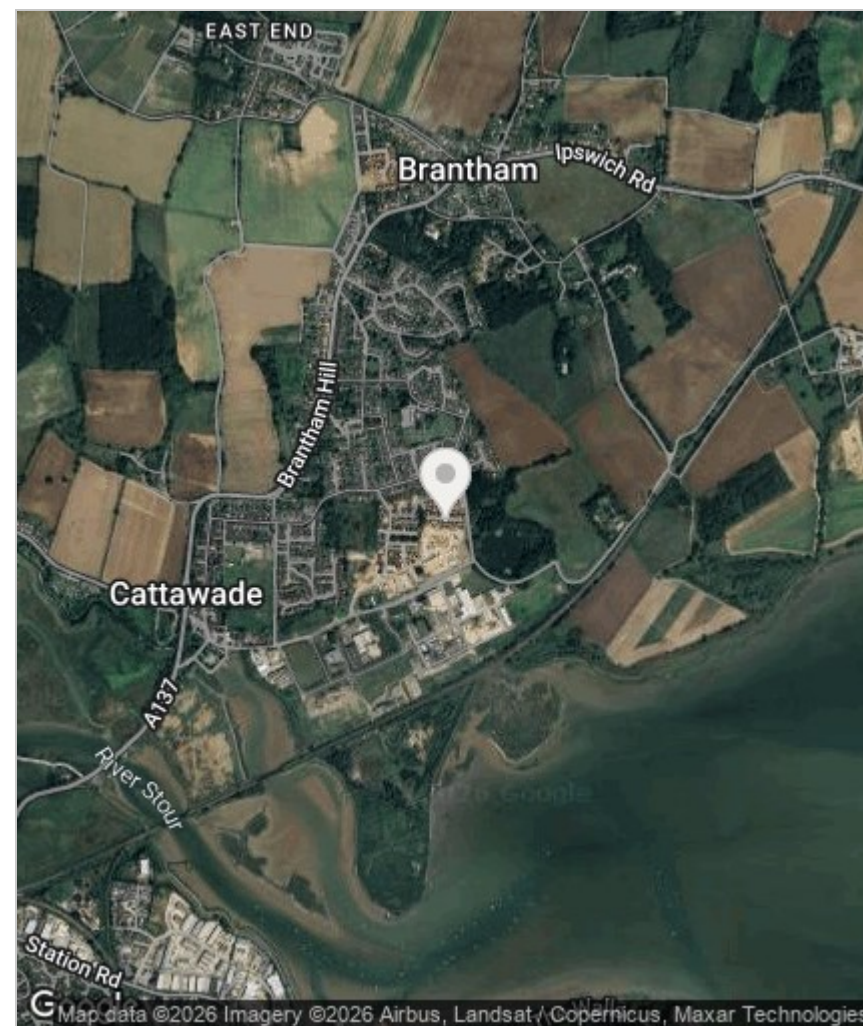


Approximate Gross Internal Area
680 sq ft (64 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaingroup.co.uk



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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