



St. Michaels Road, Manningtree
£425,000

St. Michaels Road

Discover contemporary village living in this exquisite three-bedroom detached home, a perfect abode for first-time buyers, those looking to downsize, or anyone in search of a newer residence in the delightful setting of Mistley.

Nestled in a sought-after new build development, crafted by renowned builders Cala, 5 years ago, this property stands as a testament to modern design and convenience, all while still benefiting from the peace of mind offered by the NHBC warranty.

Step inside to find a welcoming entrance hallway, complete with practical under-stairs storage and a guest WC, boasting an additional storage cupboard.

The living room is bright and airy, benefiting from a dual aspect with a front-facing window and double doors that open directly onto a beautifully landscaped rear garden. The stunning kitchen/dining room is designed for both style and functionality, featuring stone work surfaces and essential integrated appliances including a fridge freezer, washing machine, and dishwasher, providing a seamless and enjoyable culinary experience.

The upstairs is equally impressive, hosting three well-appointed bedrooms, with the main bedroom offering the luxury of an en-suite shower room. A tasteful family bathroom rounds off the upstairs accommodation.

Outside, the enclosed garden invites relaxation with its patio area and handy shed, while the driveway provides ample parking for multiple vehicles to the side of the property.





- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- DOWNSTAIRS WC
- REMAINING NHBC WARRANTY
- VIEWING ADVISED

LOCATION:

Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. The historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

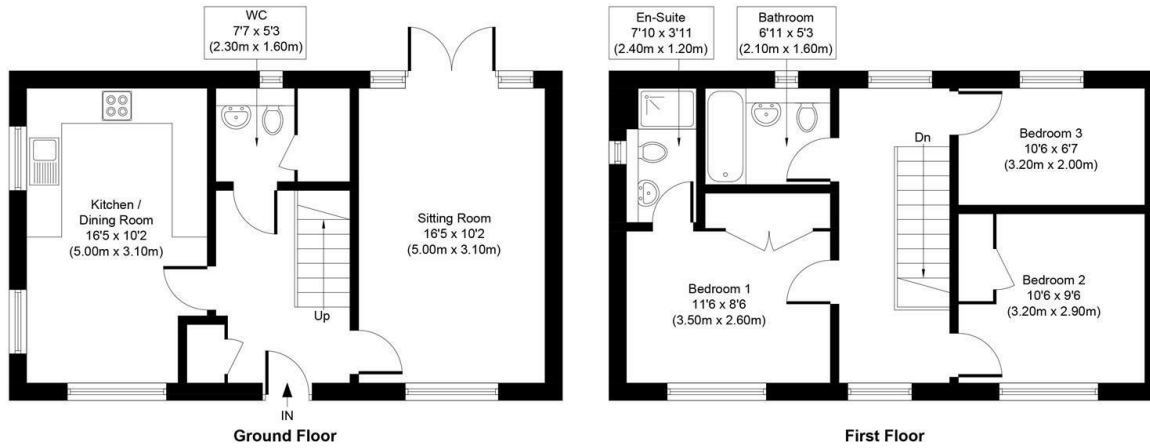
For this ideally located collection, residents can easily reach the B1352 and the A137, whilst superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:

Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water
Drainage- Sewerage Treatment Plant
Heating - Gas fired radiators
Mobile Availability - All networks are available
Broadband Availability - Ultrafast is available
There is an annual development charge payable every six months, which we understand to be £198.00 per half year (£396.00 per annum). This charge also contributes to a reserve fund for any major maintenance or upkeep of the development, which will remain attached to the property and pass to the new owners upon completion.



Floor Plan

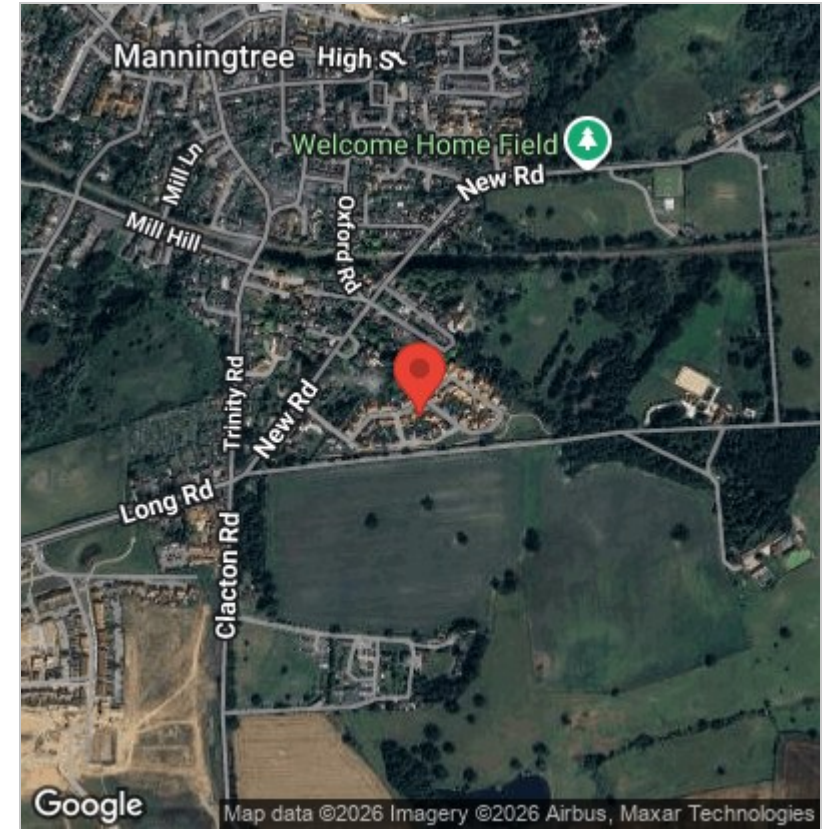


Approximate Gross Internal Area
Main House 963 sq ft (89.5 sq m)

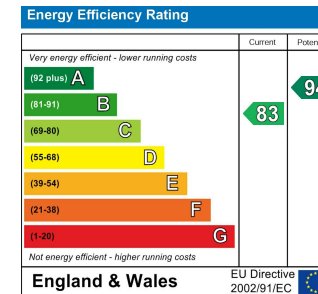
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area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



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

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 firm's 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