





Grimwade Close,Brantham Manningtree CO11 1QY

william h brown

welcome to

Grimwade Close, Brantham Manningtree

Situated in a quiet cul-de-sac location in the popular village of Brantham close to Manningtree town centre and mainline railway station with direct links to London is this well presented four bedroom detached house. The property benefits from spacious accommodation throughout.













Entrance Hall
Composite front door, storage cupboard, radiator, stairs to first floor.

Cloakroom
Low level WC, vanity sink, radiator, part tiled walls, obscure UPVC double glazed window to side.

Lounge
UPVC double glazed bay window to front, radiator, feature fireplace.

Kitchen
Matching wall and base units, breakfast bar, integrated hob, hood, space for fridge/freezer and dishwasher, one and a half bowl sink and drainer, radiator, spotlights, opens into Dining Room.

Dining Area
Spotlights, radiator, opens to snug.

Snug
UPVC double glazed window to rear, radiator, UPVC double glazed French doors to side leading to garden.

Utility Area
Matching wall and base units with square edge work tops, stainless sink with mixer taps and draining board, space for washing machine and tumble dryer, UPVC double glazed obscure door to garden.

Study
UPVC double glazed window to front, radiator.

First Floor Landing
Obscure UPVC double glazed window to side, radiator, loft access with ladder, airing cupboard.

Bedroom One
Three UPVC double glazed windows to front, radiator, fitted wardrobes.

En-Suite Shower Cubicle
Shower cubicle, low level WC, vanity sink, heated towel rail, obscure UPVC double glazed window to front.

Bedroom Two
UPVC double glazed window to rear, radiator.

Bedroom Three
UPVC double glazed window to rear, radiator.

Bedroom Four
UPVC double glazed window to rear, radiator.

Bathroom
Bath with mixer taps, low level WC, vanity sink, part tiled walls, separate shower cubicle, heated towel rail, obscure UPVC double glazed window to side.

Outside
To the front of the property there is a driveway, shingle area and access to rear garden. The rear garden has lawn, decking area, two garden sheds, patio area, gate to front. The garden is South facing.

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Grimwade Close, Brantham Manningtree

- Well Presented 4 Bedroom Detached House
- 2 Reception Rooms, Snug & Study
- Cloakroom & En-Suite Shower Room
- Kitchen & Utility Room
- Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£475,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HAW110891 - 0003

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william h brown

01255 503125

Harwich@williamhbrown.co.uk

280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.