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ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Windmill Road, Manningtree, CO11 2QR

Offers in excess of £600,000

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Some More Information
You enter into a spacious central reception hall which provides access to both the living and bedroom areas. To the front, the sitting room is a comfortable main reception space, centred around a feature brick fireplace and enjoying a pleasant outlook. Moving through, the property opens into a more social part of the home, with a garden room and a large conservatory. This is a standout feature – a bright, open space overlooking the garden, well suited to dining, relaxing or entertaining, with a solar reflective roof allowing for year-round use. The kitchen/breakfast room sits centrally and has been refitted, finished with granite worktops and integrated appliances, with space for informal dining. A separate utility room is positioned just off the kitchen, adding further practicality.

The bedroom accommodation is well separated from the main living areas. There are three good-sized bedrooms, with fitted storage to the principal rooms, all served by a family bathroom and a separate shower room, offering flexibility for families or guests.

Externally
The property continues to offer a strong sense of space externally. Whilst the plot has been reduced from its original size, it still provides a generous rear garden, mainly laid to lawn and enjoying a west-facing aspect, ideal for afternoon and evening sun.
To the front, a substantial driveway provides ample off-road parking, along with an integral garage.

Location
The popular village of Bradfield has walks along the banks of the River Stour and the Essex Way footpath. The village has a good range of local amenities including post office/village store, primary school and public house. The nearby town of Manningtree benefits from a number of local and recreational amenities and a mainline station with services to London Liverpool Street.

The nearby A120 provides access to Harwich to the East and the City of Colchester to the West with its wide range of facilities including Castle Park, Mercury Theatre, many varying restaurants along with independent and national retailer stores.

Entrance Hall

Bedroom 1
16'0" x 11'9" (4.9 x 3.6)

Bedroom 2
14'1" x 13'9" (4.3 x 4.2)

Bedroom 3
13'9" x 11'9" (4.2 x 3.6)

Bathroom
11'9" x 9'6" (3.6 x 2.9)

Lounge
19'8" x 15'8" (6 x 4.8)

Garden Room
14'5" x 8'2" (4.4 x 2.5)

Reception Room 2 / Bedroom 4
13'9" x 12'1" (4.2 x 3.7)

Kitchen
16'0" x 13'9" (4.9 x 4.2)

Utility Room
7'10" x 6'10" (2.4 x 2.1)

Conservatory
24'3" x 15'5" (7.4 x 4.7)

Shower Room
8'6" x 2'11" (2.6 x 0.9)

Integral Garage
17'0" x 11'9" (5.2 x 3.6)

Services
Council Tax Band - F

Local Authority - Tendring District Council

EPC - F

Oil Central Heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Superfast broadband via Openreach/County Broadband with speeds to 1000mbps (March 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE, (details obtained from Ofcom Mobile and Broadband Checker) – March 2026.

Construction Type - We understand the property to be of a brick and block construction.

Flood Risk - Data Taken from Gov.UK Flood Map.

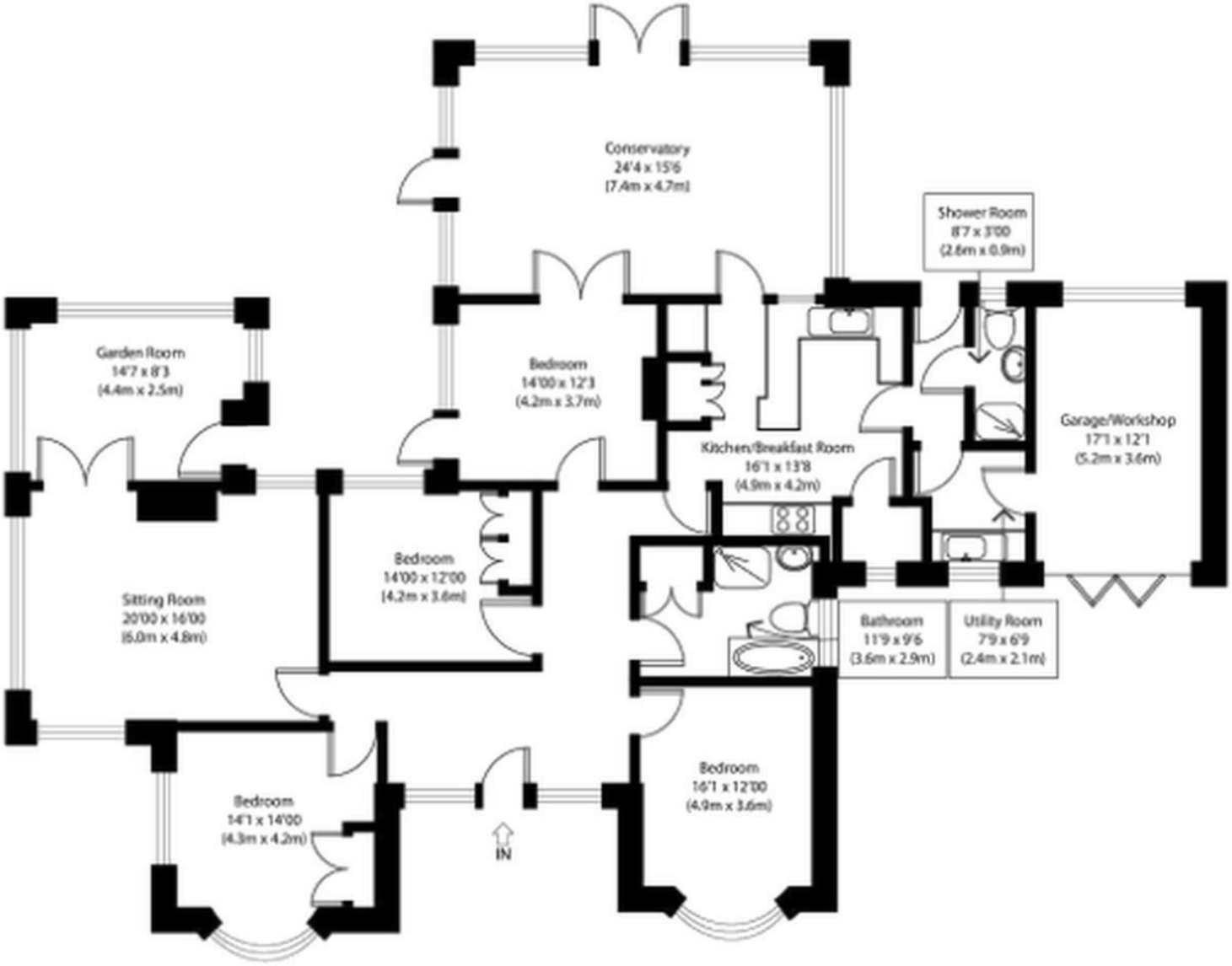
Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Out of Area

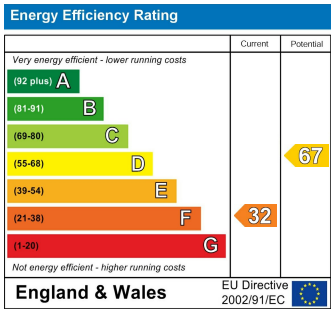


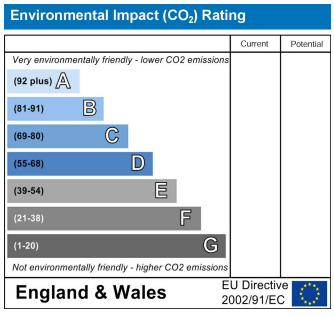


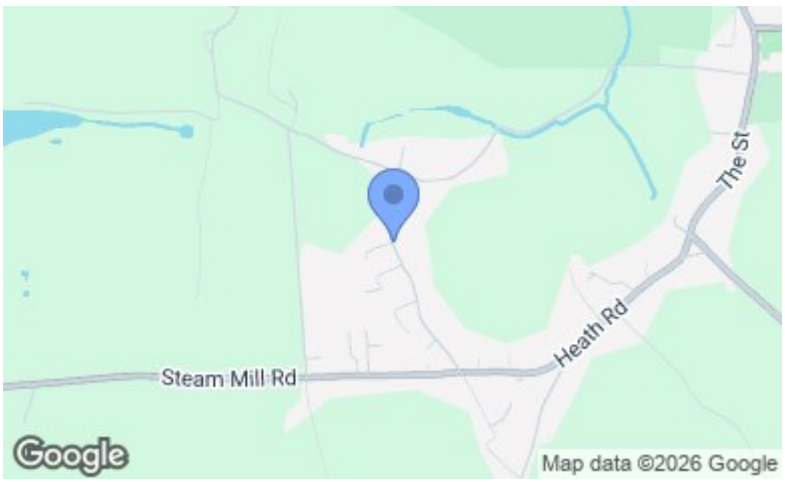












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The Property Ombudsman