

Westerns End, Brantham, Manningtree, CO11 1RS



Freehold

Guide Price

£350,000 to

£375,000

Subject to contract

Annex Accomodation

3 bedrooms,
2 reception rooms
2 Kitchens
2 bathrooms



Some details

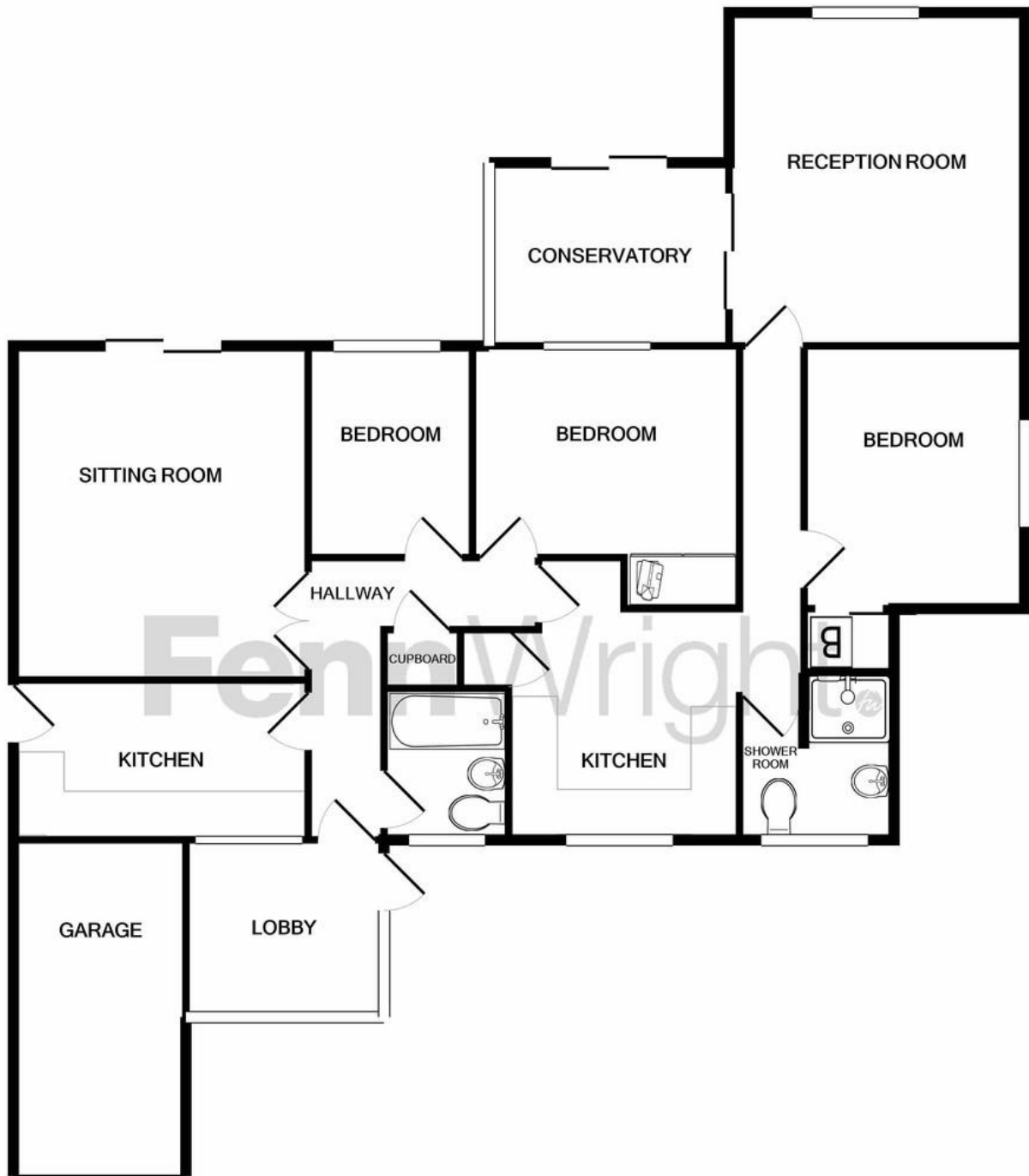
General information

This spacious detached bungalow has been extended to provide annex accommodation with two kitchens, two bathrooms and two sitting rooms and conservatory. Situated at the end of a quiet close, the property also has a private Westerly facing rear garden that is approximately 100ft in width and is close to local amenities.

The property is entered via a spacious entrance porch which has space for a washing machine and tumble drier and door to the entrance hall which houses the airing cupboard. Kitchen 1 has a range of wall and base units with roll top work surface and inset single drainer sink with mixer tap, ceramic hob, fridge and freezer, window to the front and door to the side. The lounge diner is adjacent, accessed via double doors from the hallway and has sliding patio doors to the rear garden. The bathroom is also accessed from the hallway and is a modern white suite with panel bath and mixer tap, pedestal wash hand basin, low level wc, towel radiator, tiled walls and high-level window to the front. There are also two bedrooms with integrated wardrobes and windows overlooking the rear garden on this section. A door from the hall provides access to the second kitchen which again has a range of wall and base units with roll top work surface and inset four ring gas hob with double oven below, inset 1.5 bowl single drainer sink unit with mixer tap, window to the front elevation and open archway to a further hall that provides access to another bedroom, shower room with low level wc, shower cubicle and high level window to the front, and lounge diner that has a window to the rear and sliding patio doors leading to the double glazed conservatory.



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TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entrance lobby

8' 9" x 7' 6" (2.67m x 2.29m)

Hallway

Lounge/Diner 1

14' 7" x 12' 11" (4.44m x 3.94m)

Kitchen 1

12' 1" x 7' 0" (3.68m x 2.13m)

Bedroom two

11' 8" x 9' 3" (3.56m x 2.82m)

Bedroom three

9' 3" x 7' 2" (2.82m x 2.18m)

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Kitchen 2

10' 4" x 8' 8" (3.15m x 2.64m)

Inner hall

Bedroom one

11' 8" x 9' 8" (3.56m x 2.95m)

Shower room

7' 3" x 6' 9" (2.21m x 2.06m)

Lounge/Diner 2

14' 7" x 12' 11" (4.44m x 3.94m)

Conservatory

10' 7" x 7' 11" (3.23m x 2.41m)



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Particulars for Westerns End, Brantham, Manningtree, CO11 1RS

The outside

The property has a single driveway leading to the garage and pathway leading to the bungalow with feature planter wall which could be removed to provide additional parking if required. The rear garden is West facing offering a high degree of privacy and consists of three defined areas. The principal garden is to the rear of the bungalow with patio area and summer house, laid to lawn with shrub borders. A gate leads to the secondary garden area which is hard landscaped with bench, raised borders and shed. This then leads to the kitchen garden with raised planters and greenhouse.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Where?

The property is ideally situated being equidistant from the village of East Bergholt and the town of Manningtree which has a wide range of shops, restaurants and main line railway line to London Liverpool Street (55 minutes). Brantham itself has a parade of shops with a Co-Op for day-to-day needs, primary school and sports centre whilst Manningtree railway station is just a few minutes drive away.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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Directions

From our office proceed away from Manningtree town centre along Station Road. Upon reaching the roundabout take the 3rd exit towards Brantham. Take the third exit at the next roundabout then left in to Cattawade Street, rounding the bend in to New Village, continuing in to Brooklands Road and taking the second turning in to Westerns End where the property will be found at the end of the Cul-De-Sac on the left hand side. Ref: Ref:48672/TC

To find out more or book a viewing

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