

Tilia, Trinity Road, Mistley, Manningtree, Essex, CO11 2HH



Freehold

Guide Price

£565,000

Subject to contract

3 bedrooms,
2 reception rooms
and **2** bathrooms



Some details

General information

Tilia is a beautifully presented three bedroom detached bungalow that has been recently modernised offering spacious accommodation, garage, carport and ample parking just a short walk from the town centre, railway station and waterfront.

Upon entering the property you are welcomed by a spacious entrance hall that provides access to all principal rooms, bathroom and shower room. The generous Living Room has dual aspect windows allowing plenty of natural light to flood in. The adjacent kitchen breakfast room has been fitted with a modern white units and granite work surfaces with space for a gas range oven with extractor above and space for an American style fridge freezer, washing machine and dishwasher. There is also a useful breakfast bar, dual aspect windows and door leading to the conservatory which has a solid roof, continuation of the tiled floor in the kitchen and door to the garden. All three bedrooms are doubles with the principal bedroom overlooking the rear garden, whilst the two further bedrooms overlook the private front garden. The family bathroom has a modern white suite fitted with a double ended bath and central shower tap, low level wc and inset wash hand basin with mixer tap, set in a vanity unit with cupboard space below. The adjacent shower room has a tiled corner shower cubicle with mains shower, low level wc and wash hand basin.

Entrance hall

Living room

19' 10" x 11' 11" (6.05m x 3.63m)

Kitchen/breakfast room

19' 10" x 9' 11" (6.05m x 3.02m)

Conservatory

18' 3" x 10' 10" (5.56m x 3.3m)

Bedroom one

14' 1" x 10' 0" (4.29m x 3.05m)

Bedroom two

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom three

11' 11 max" x 9' 11 max" (3.63m x 3.02m)

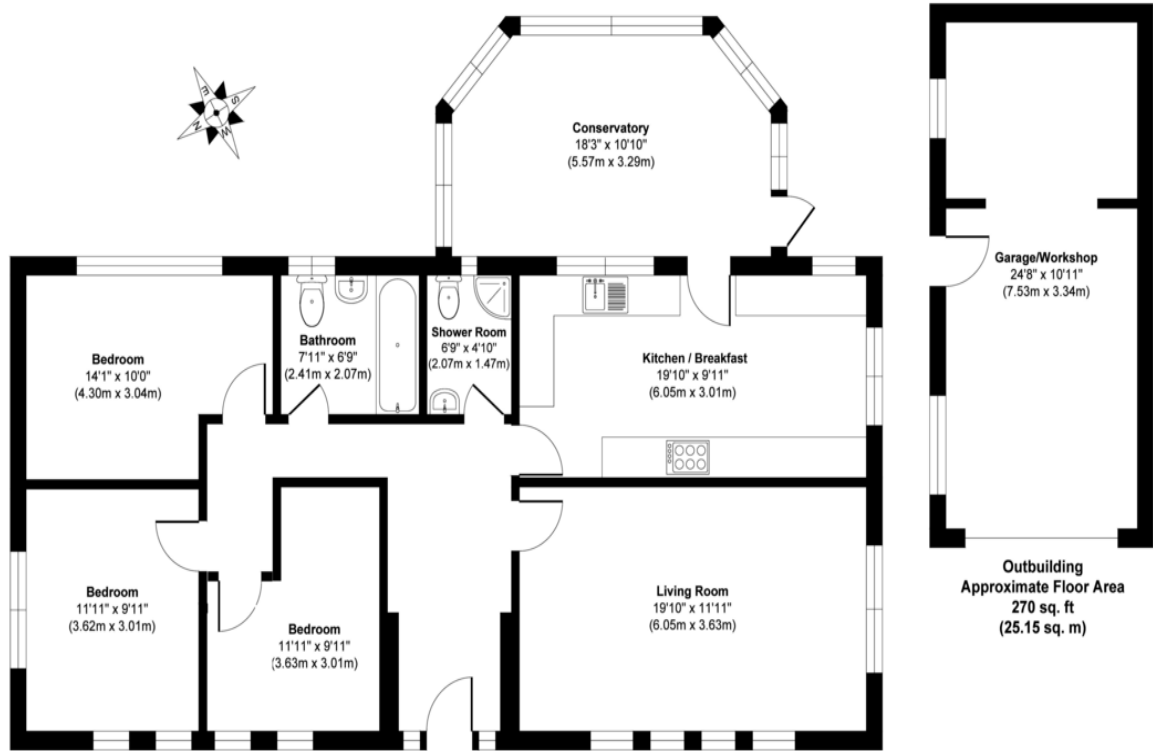
Garage

24' 8" x 10' 11" (7.52m x 3.33m)



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Floor Plan
Approximate Floor Area
1069 sq. ft
(99.32 sq. m)

Approx. Gross Internal Floor Area 1069 sq. ft / 99.32 sq. m
Approx. Gross Internal Outbuilding Area 270 sq. ft / 25.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Outside

Tilia has generous, private, front and rear gardens which are laid to lawn with flower and shrub borders. The rear garden has a block paved patio leading off the conservatory extending around the bungalow and garage/workshop. There is a further covered and gated parking area to the side and driveway offering ample parking for several cars.

Location

Lawford and nearby Manningtree are perfectly placed to enjoy rural living with the River Stour and Estuary, open countryside and stunning coastline surrounding the area. Lawford has its own primary and secondary schools with a community leisure and sports centre attached. Manningtree is a town steeped in history that's well connected to both London and neighbouring towns and boasts a traditional High Street with a variety of shops including a bakery, deli, coffee shop, florist and an art



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Particulars for Tilia, Trinity Road, Mistley, Manningtree, Essex, CO11 2HH

gallery. There is also a co-op supermarket, a Tesco Express as well as a number of cosy pubs and restaurants. The train station offers fast links to London Liverpool Street and the towns of Colchester and Ipswich are just a short journey away by rail or road.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - C

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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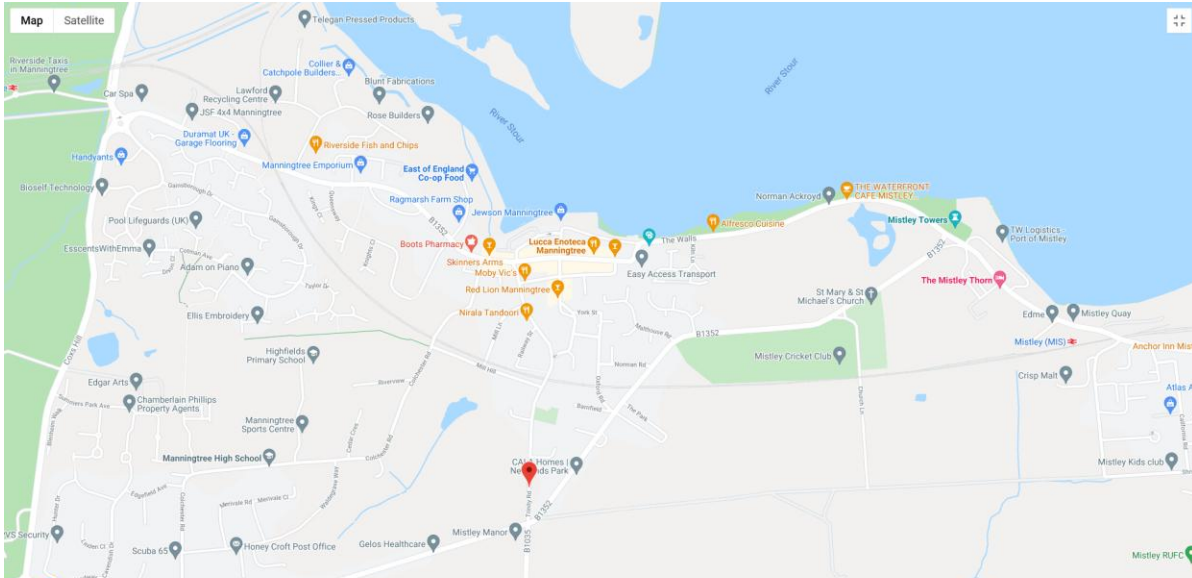
Viewing

To make an appointment to view this property please call us on 01206 397 222.

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home valued
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Directions

From our office by foot proceed up Brook Street which continues in to Trinity Road where the property will be found on the left hand side.

To find out more or book a viewing

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