



FennWright
Signature

Orchard Place, Steam Mill Road,
Bradfield, Manningtree, CO11 2QX



Consumer Protection Regulations 2008

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Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Orchard Place is a delightful new development of just three detached 3 bedroom bungalows, all with garages and set in a tucked away position down a private cul de sac, in the popular village of Bradfield. Each home will be finished to a high specification and are available to purchase off plan now.

These attractive, spacious bungalows offer generous accommodation with high quality finishes throughout including stylishly designed fitted kitchens with a choice of door styles, composite feature worktops, luxury hard flooring in a choice of colours, AEG appliances with combination oven, gas hob and extractor, integrated dishwasher and fridge freezer. There is also space within the separate utility room for the purchasers own washing machine and tumble dryer. The bathroom and en-Suite will have high quality white sanitary ware with chrome taps and fittings. The bathroom will be half tiled whilst the en-Suite will be fully tiled with glass shower enclosure. The bungalows will benefit from recessed LED down lighters in the kitchen, bathroom and en-suite with pendant lights to all other rooms. A generous amount of double power sockets will be installed throughout the property with TV points to all principal rooms and contemporary oak internal doors will be furnished with high quality brushed stainless steel and chrome furniture. Gas underfloor heating will be powered by a Vaillant gas combination boiler with the addition of electric elements towel rails for summer use.

At a glance

- 3 double bedrooms
- En-suite to master bedroom
- Kitchen/dining room
- Fitted kitchen with AEG appliances
- Utility room
- Under floor heating
- Contemporary Oak internal doors
- Garage
- 10 year LABC warranty

Outside

The properties will have ample patios/paths set in an attractive paving. Rear gardens will be turfed with outside tap.

All properties come with a driveway and generously sized garage with electric roller door/s, personal door to the side and will be fitted with light and power.

Location

The popular village of Bradfield is set near to the stunning River Stour and is less than 30 minutes drive from the bustling towns of Colchester and Ipswich. The nearby town of Manningtree offers everything for your day to day needs with shops, restaurants, public houses, doctors, dentists and senior schooling. This sought after location is ideal for residents who enjoy an active lifestyle with lots of opportunities for walks in the fresh air, bike rides, horse riding, water sports and fishing, whilst remaining well connected to the rest of the region for work or leisure. For London bound commuters, Liverpool Street is reachable in a convenient 65 minutes when using a fast service from Manningtree Station.

Directions

From our Manningtree office proceed along Manningtree High Street continuing along The Walls towards Mistley passing the railway station turning right into Heath Road continuing into Windmill Road which continues into Straight Road turning left at the end into Steam Mill Road where the site will be found on the left hand side identified by a Fenn Wright For Sale sign.

Important Information

Council Tax Band - tbc

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

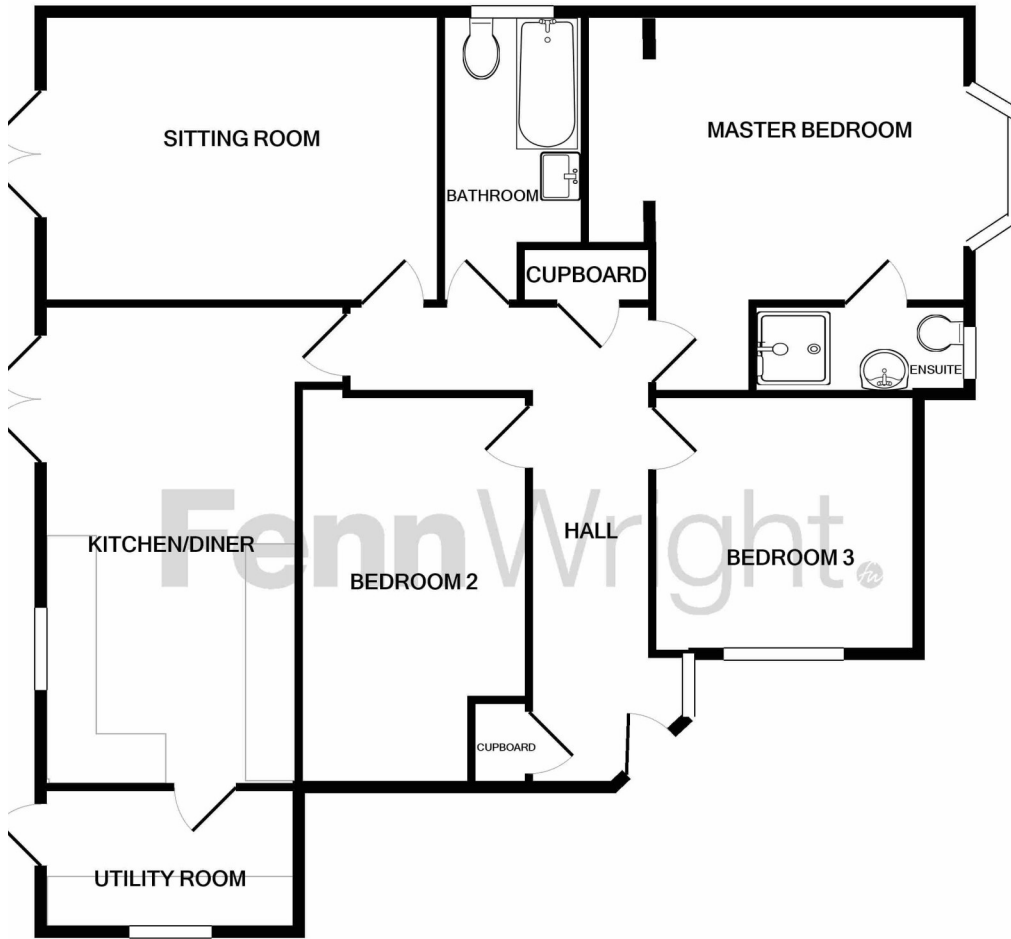
Tenure - Freehold

EPC rating - tbc

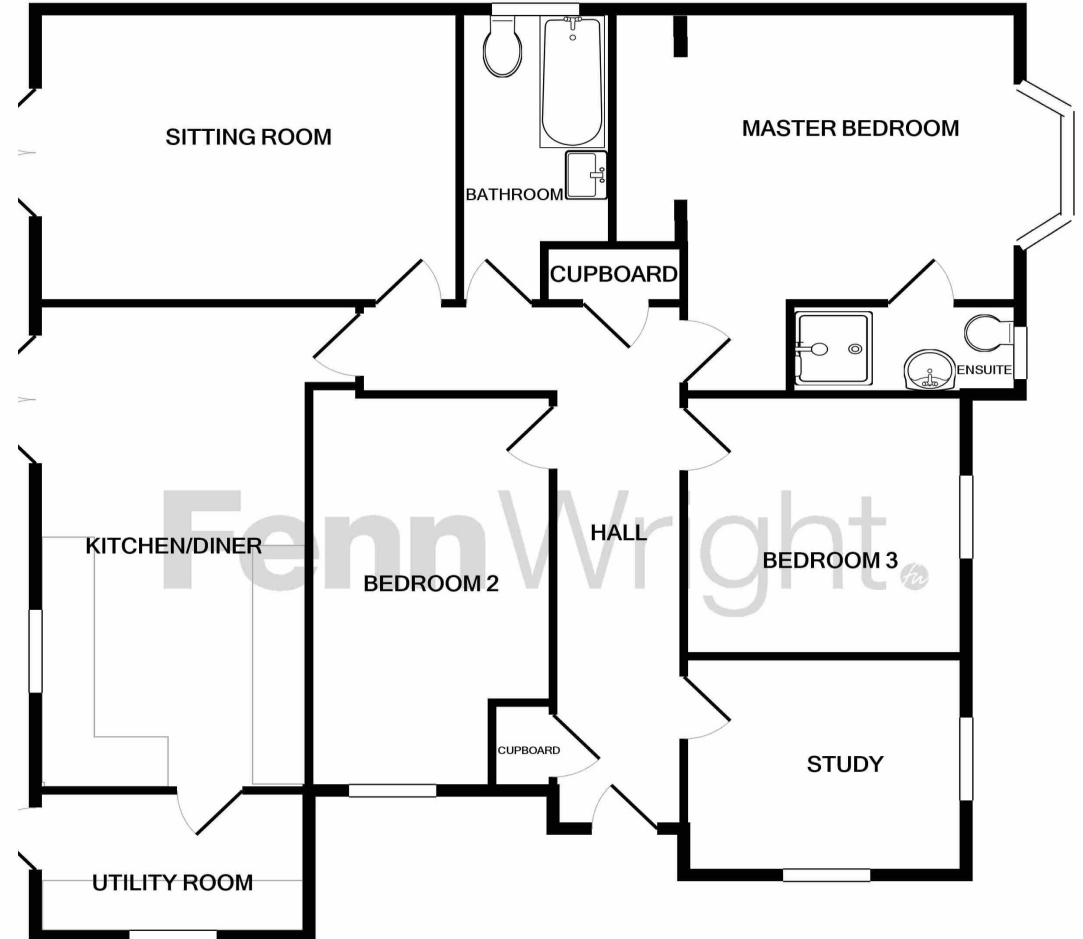
All properties will benefit from a 10 year LABC warranty - one of the market leading warranty providers.

Photo's are for guidance purposes only

Ref: TC/SL



Plot 1 & 2



Plot 3

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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