

Erskine Road, Mistley, Manningtree, CO11 1LU



4 bedrooms,
2 reception rooms
and 3 bathrooms

Freehold

Guide Price

£600,000 to

£625,000

Subject to contract

No onward chain



Some details

General information

This lovely family home is situated in a highly sought after residential location within a short walk from the waterfront and bustling town centre benefitting from a double garage, three bathrooms, spacious conservatory and no onward chain.

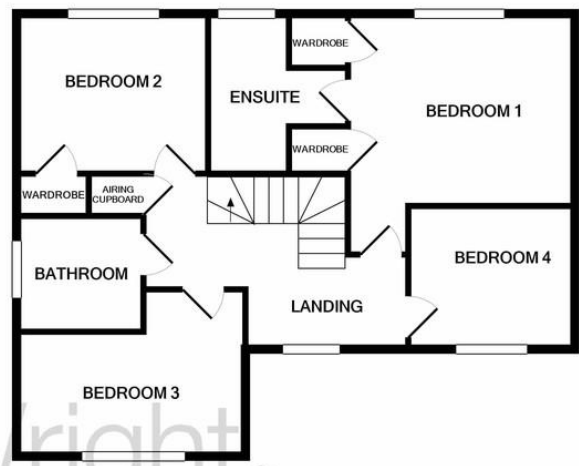
Upon entering the property via the double glazed door the entrance hall has a window to the side aspect Wood affect laminate flooring, stairs to first floor with cupboard under and radiator whilst also providing access to all principal rooms. The spacious sitting room has a double-glazed Georgian style paned window to front aspect. Open fire with tiled hearth and brick surround and radiator. The separate dining room/study has a double-glazed Georgian style window to front aspect and radiator. The kitchen /breakfast room has a range of matching wall and base units with worktop over and inset one and a half bowl ceramic sink with mixer tap and drainer, space for tower fridge/freezer, space for electric oven with extractor over, space for washing machine, tiled flooring, radiator, double glazed window to the rear, access door to the sitting room and further door leading to the double-glazed conservatory which has tiled flooring, radiator and further door to the garden. The 'L' shaped utility room is accessed off the kitchen and has tiled flooring with space for a washing machine with worktop above, radiator, extractor fan, wall-mounted Baxi gas boiler and door to the side. There is also a useful shower room on the ground floor accessed from the hallway with enclosed shower cubicle with electric shower. Vanity unit with wash-hand basin and tiled splashback, low-level WC, towel radiator, extractor fan and window to the side.



This lovely family home is situated in a highly sought after residential location within a short walk of the waterfront and bustling town centre.



GROUND FLOOR



1ST FLOOR

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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The first floor landing houses the airing cupboard, provides access to the loft space all bedrooms and family bathroom. The principal bedroom has a double-glazed window to rear aspect, built-in wardrobes and radiator. The modern en-suite has a double-glazed window to the rear aspect, enclosed shower cubicle with electric shower, vanity unit with inset wash hand basin, low-level WC, towel radiator and extractor fan. Bedroom two has a double-glazed window to the rear aspect, integrated wardrobe and radiator. Bedroom three has a double-glazed window to the front aspect and radiator. Bedroom four has a double-glazed window to the front aspect and radiator. The family bathroom has a modern white suite with obscure double-glazed window to the side aspect, panel bath with shower screen, shower attachment and wall-mounted electric shower, vanity unit with inset wash-hand basin, low-level WC and towel radiator.



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Particulars for Erskine Road, Mistley, Manningtree, CO11 1LU

Entrance hall

Sitting room

17' 8" x 12' 0" (5.38m x 3.66m)

Dining Room/Study

11' 2" x 10' 11" (3.4m x 3.33m)

Kitchen/breakfast room

17' 6" x 8' 7" (5.33m x 2.62m)

Utility room

6' 10" x 2' 7 min" (2.08m x 0.79m)

Conservatory

17' 1 max" x 14' 3 max" (5.21m x 4.34m)

Shower room

6' 10" x 5' 8 min" (2.08m x 1.73m)

Landing

Bedroom one

12' 0" x 10' 3" (3.66m x 3.12m)

Ensuite

8' 8" x 5' 1" (2.64m x 1.55m)

Bedroom two

10' 2" x 10' 1" (3.1m x 3.07m)

Bedroom three

11' 1" x 9' 1" (3.38m x 2.77m)

Bedroom four

8' 9" x 7' 0" (2.67m x 2.13m)

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Double garage

17' 6" x 16' 7" (5.33m x 5.05m)

Outside

The front garden has a variety of shrubs and central footpath to the entrance door. A double width driveway to the side leads to the double garage which has twin up and over doors, power and light and courtesy door to the side garden. The rear garden has a lawned area, but is primarily designed for low maintenance with mature shrubs and patio area in front of the summer house.

Location

The property is situated in a well requested road within walking distance of Manningtree town centre with it's wide variety of shops, restaurants, public houses and banks for day to day needs. The Walls are also close by offering delightful walks and views of the River Stour whilst the railway stations at both Mistley and Manningtree are also close by offering direct links to London Liverpool Street station.

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Important information

Council Tax Band - F

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

Drainage is to a public water system.

Tenure - Freehold

EPC rating - TBC

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.



Directions

From of our office proceed along Manningtree High Street, continuing along The Walls turning right into New Road where Erskine Road will be found on the right hand side. Ref:51436/TC

To find out more or book a viewing

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