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11 Poppy Field, Ipswich Road,
Brantham, Manningtree CO11 1TN



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Ipswich Road
Brantham
Manningtree
Essex
CO11 1TN

This stunning five bedroom family home is located in a private mews of just 13 other classically styled properties offering farmland views and beautiful nearby walks, yet is less than 2 miles from Manningtree Railway Station with direct links to London Liverpool Street in under an hour.

Traditionally built in 2018 to a high specification by Barkley Projects this energy efficient property benefits from underfloor heating to the ground floor, BT & Sky sockets to kitchen, sitting rooms and all bedrooms and stylish, professionally designed fitted kitchen with Granite worktops with upstands.



- 5 bedrooms
- 2 reception rooms
- 25' kitchen living space
- Large utility room/boot room
- Cloakroom
- Master bedroom with en-suite
- High specification
- Garage and parking

Upon entering the property the hallway has a turning staircase to the first floor and provides access to the spacious cloakroom and principal rooms. A bright and spacious East facing sitting room has a large bay window flooding the room with natural light and ornate fire surround with wood burning stove. The stylish, professionally designed fitted kitchen has Granite worktops with upstands. High quality gas hob with integrated Neff extractor hood Integrated Neff double oven with grill, dishwasher and fridge freezer, stainless steel sink with chrome mixer tap, under cupboard lighting with chrome LED down lighters in the ceiling, chrome double sockets and switches above units and tiled floor. Bi fold doors open from the living area leading on to the patio area and garden. A large utility/boot room is accessed off the kitchen offering further storage cupboards and space for a washing machine and tumble dryer and side door. A useful study completes the ground floor accommodation.

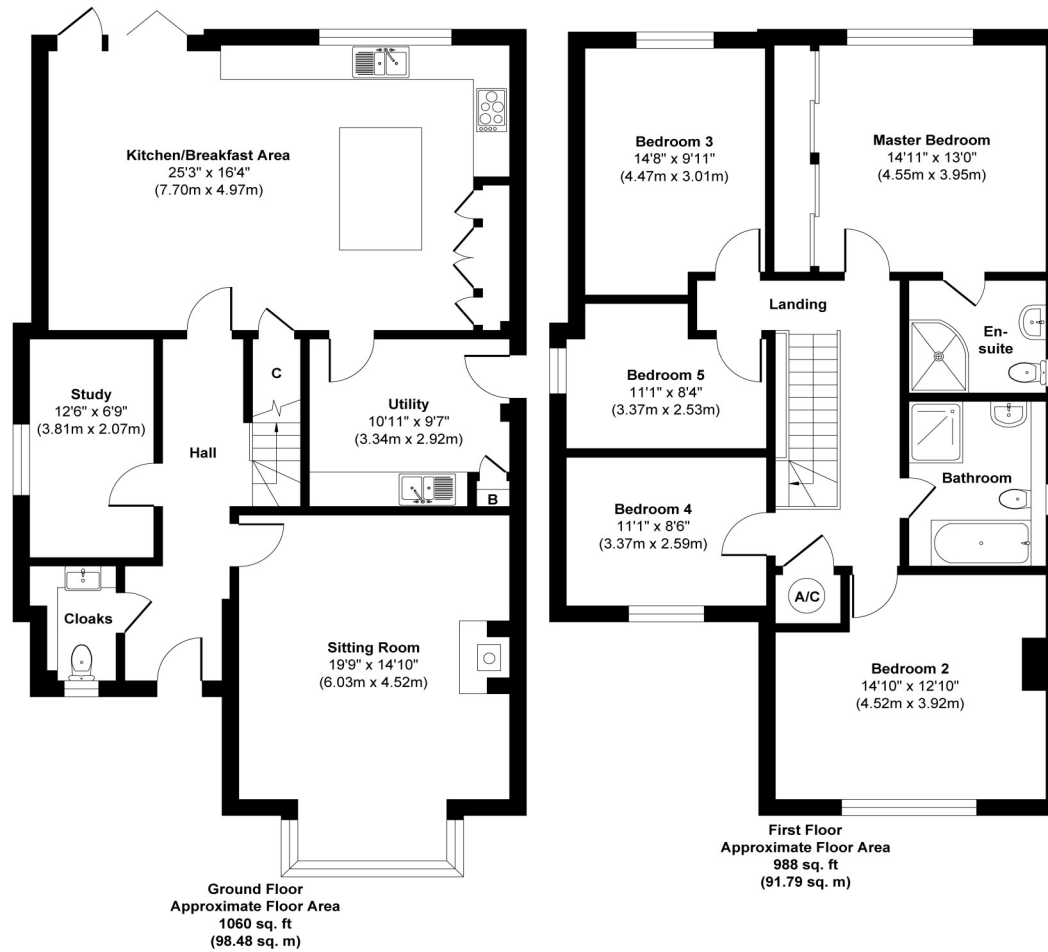
The landing has a stylish glass balustrade and provides access to the loft and airing cupboard. The principal bedroom is located to the rear with fitted wardrobes along one wall and Westerly facing window to the rear overlooking farmland, perfect for watching the sun set. A door leads in to the en suite with corner shower, vanity wash hand basin with mixer tap, low level WC with enclosed cistern and tiling to the floor and walls. Bedroom two is located to the front as is bedroom four whilst bedroom three is located to the rear and bedroom five to the side. The family bathroom benefits from a panel bath as well as a separate corner shower, vanity wash hand basin with mixer tap, low level WC with enclosed cistern and tiling to the walls and floor.







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Approx. Gross Internal Floor Area 2048 sq. ft / 190.27 sq. m

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Outside

A private landscaped drive leads to the property which has a personal drive to the side for two cars that leads to the single garage which is accessed directly from the utility room and has a personal door to the rear garden. The rear garden is fenced and has a substantial patio area for entertaining with the rest of the garden being laid to lawn with external tap and power socket.

Location

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, restaurant's 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.

Directions

From our office proceed away from Manningtree Town Centre along Station Road. Upon reaching the roundabout take the third exit towards Brantham passing under the railway bridge continuing over the next roundabout proceeding up Brantham Hill continuing along this road where Poppy Field will be found on the left hand side.

Important Information

Council Tax Band - F

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

Tenure - Freehold

EPC rating - B





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