

Churchwood
Stanley



1 California Road, Mistley

Manningtree

£255,000

1 California Road

Mistley, Manningtree

Property Information

Guide Price £255,000

A superbly presented two bedroom semi-detached Victorian cottage with first floor views over the Stour estuary.

Council tax band: B

Tenure: Freehold

KEY FEATURES

- A beautiful outlook (North) across the Stour Estuary towards the Suffolk Coastline
- South facing rear garden
- Immaculately presented with retained character features such as a red brick fireplace, wood paneling, stripped wood doors, cast iron Victorian fireplaces and a generous ceiling height
- uPVC double glazed throughout
- Gas central heating system
- No onward chain





Lounge / Diner

21' 12" x 12' 10" (6.7m x 3.9m)

This light and airy room has large dual aspect (front and rear) uPVC windows with a feature full height red brick fireplace (Living Area) and a further feature wood panelled ornate chimney stack (Dining Area). Carpet is fitted, there are two radiators, further wood panelled walls and a double fronted storage cupboard. Carpeted stairs lead to the first floor and a glazed wood panelled door leads through into the Kitchen.

Kitchen

13' 4" x 5' 5" (4.06m x 1.65m)

This modern fitted Kitchen comprises of a range of white fronted soft-closing cupboards and drawers with a square edged work surface and matching wall mounted cabinets. Beneath a fitted extractor hood is a 'Newworld' four ring electric hob and fan assisted oven. There is also a stainless steel sink with drainer and mixer tap with plumbing for a washing machine and space for further white goods beneath the work surface. Splash back are tiled, there is a radiator, uPVC flanking window and personal door to outside. LED spotlights are recessed to the ceiling and the wall mounted gas fired combination boiler is also located in the Kitchen.



Bathroom

Accessed via a wood panelled door and also being brand new, the Bathroom consists of a three piece white suite that includes a WC, pedestal hand wash basin and a panelled bath with glass shower screen and mixer tap with rainfall and regular shower attachments. The bathroom is 3/4 tiled with part wood panelling, a uPVC opaque glazed window to the side elevation and a radiator. There is also an exposed feature timber beam and LED spot lights are recessed to the ceiling.

Landing

Fitted with carpet, providing access to the loft via the installed hatch and access to both bedrooms.

First Bedroom

12' 10" x 12' 0" (3.91m x 3.67m)

Situated to the front of the cottage, the First Bedroom enjoys an ever-changing elevated view of the Stour Estuary and the Suffolk coastline via the large uPVC window to the front elevation. A feature of this room is the cast iron, Victorian fireplace with stone hearth and timber surround. The First Bedroom is fitted with carpet and a radiator.

Second Bedroom

9' 7" x 9' 3" (2.91m x 2.83m)

Fitted with carpet and a radiator with the central feature being a cast iron Victorian fireplace with stone hearth and timber surround, There's also a useful recess above the stairs that can be used as storage.



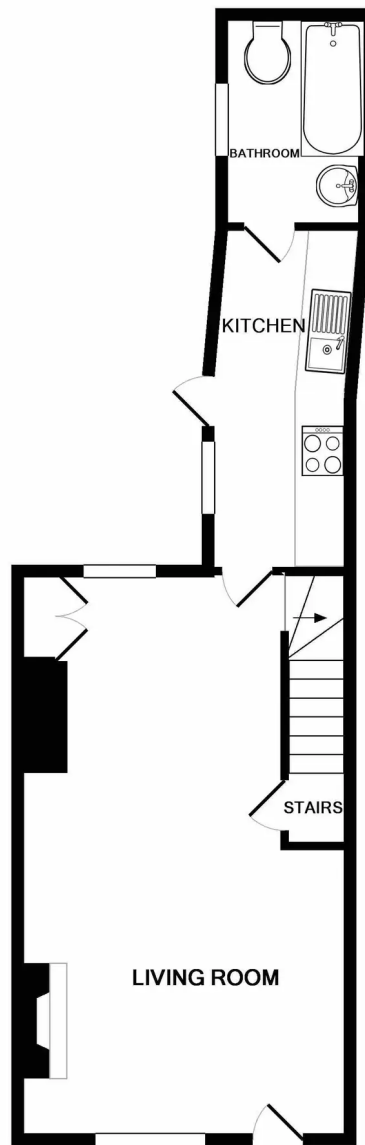
Rear Garden

The rear garden is low maintenance being predominately paved with sandstone (new) with a single raised flower border retained by a red brick wall. Facing South the rear garden sees plenty of sun for most of the day. A secure wooden gate to the rear of the property leads out to California Road.

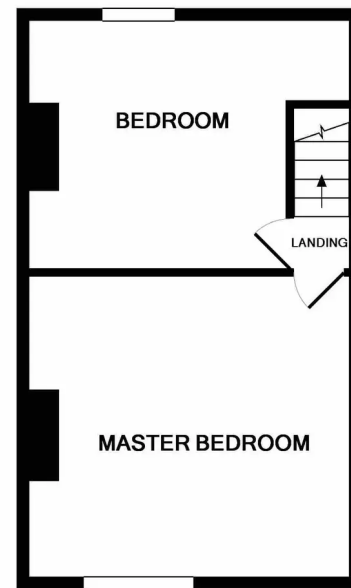
Front Garden

The front door is accessed via Beckford road with a shingled path leading in front of the adjacent semi-detached cottage.





GROUND FLOOR
 APPROX. FLOOR
 AREA 392 SQ.FT.
 (36.4 SQ.M.)

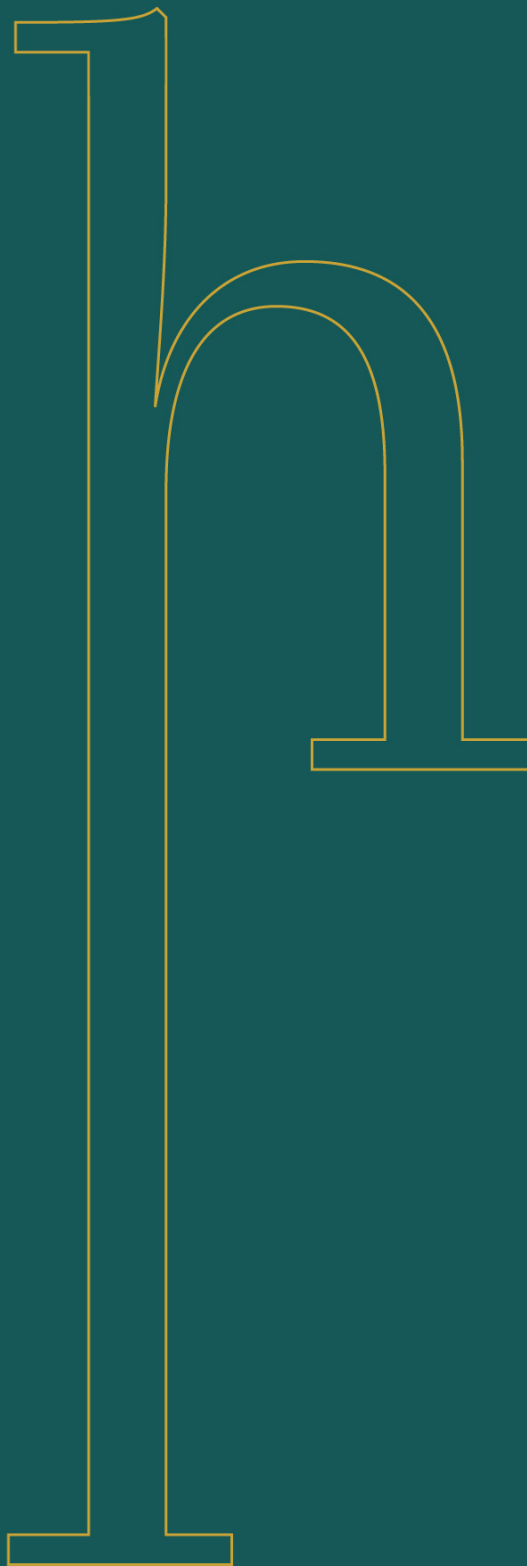


1ST FLOOR
 APPROX. FLOOR
 AREA 272 SQ.FT.
 (25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 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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