

Churchwood
Stanley



9 Wheatsheaf Close, Wrabness, Manningtree, CO11

£375,000

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Wrabness, Manningtree, CO11

Enjoying a delightful rural location adjoining a Nature Reserve and also within walking distance of Wrabness beach by the River Stour this extended 1920's built three bedroomed semi detached house is set in a small close, around a central greensward.

Council Tax band: B

Tenure: Freehold

KEY FEATURES

- Semi rural location adjacent to Wrabness nature reserve.
- An extended three bedrooms semi-detached home of 1,462 sq feet.
- Four reception rooms, kitchen, utility and conservatory to the ground floor.
- West facing garden bathed in natural light from noon.
- Off street parking for four to five cars.
- Large first bedroom with Juliette balcony and dressing area. Two further double bedrooms.





Hallway

3' 6" x 3' 11" (1.06m x 1.2m)

Dining room

10' 0" x 11' 3" (3.05m x 3.42m)

The dining room is well illuminated naturally via the window to the front elevation and it is open plan to the kitchen towards the rear of the house. Flooring is a vinyl tile and there is an opening to the second reception room that forms part of the most recent addition to the building.

Kitchen

7' 7" x 14' 8" (2.3m x 4.46m)

As mentioned, the kitchen flows open plan into the dining room separated by an extended kitchen work surface with storage beneath. Units are comprised of beach fronted cupboards and drawers at base level with a roll top work surface. There is space for a Range Master cooker beneath an extractor hood and also space for a large tall standing fridge freezer. You will find plumbing for a washing machine beneath the counter that houses the sink, in front of a window to the rear elevation. There is also a deep under stairs double fronted storage cupboard here perfect for additional storage.



Living room

18' 0" x 11' 0" (5.49m x 3.36m)

This lovely dual aspect reception room (front and back) has a suspended bay window to the front elevation and French doors to the rear that lead into the conservatory at the back of the house. Exposed floorboards are underfoot and various built in shelving is adjacent to the chimney stack.

Conservatory

8' 5" x 10' 9" (2.57m x 3.28m)

The conservatory has French doors to the rear opening out onto the west facing garden with adjacent windows.

Second reception

17' 9" x 8' 9" (5.4m x 2.67m)

The second reception room offers great flexibility for families offering versatile adult or child space. It is another dual aspect room with a suspended bay window to the front elevation and French doors that lead out onto a raised decking area to the rear. Flooring is solid oak.

Utility Room

8' 7" x 7' 6" (2.62m x 2.29m)

Leading off from the kitchen, the utility room at the back of the house offers a dedicated space for those household chores. It has a range of cupboards beneath a roll-top work surface and here you will find plumbing for a washing machine and space for a tumble dryer. Sliding patio doors lead out to the rear garden and internal doors lead to the ground floor cloakroom and to the study at the rear of the house.

Study

8' 7" x 5' 5" (2.62m x 1.65m)

The study has a window to the rear elevation.

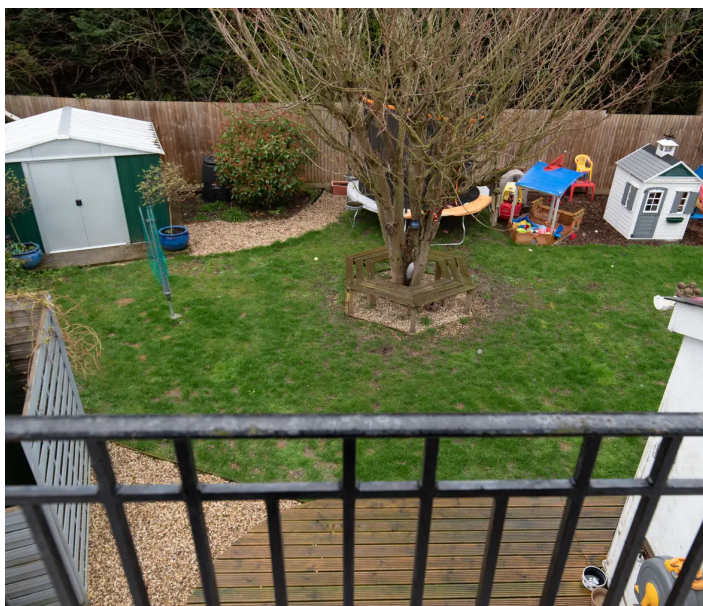
WC

The essential ground floor cloakroom is fitted with WC, a vanity sink, a heated towel rail and oak laminate flooring.

Landing

7' 7" x 9' 3" (2.31m x 2.82m)

A light filled landing illuminated by window to the rear elevation (west). It is fitted with carpet and it is here that you will find a double fronted airing cupboard and access to the loft for the original part of the property. Internal doors lead to the second and third bedrooms, the bathroom and a dressing area that separates the landing from the large first bedroom.





First bedroom

17' 5" x 8' 6" (5.3m x 2.6m)

A large dual aspect (front and rear) first bedroom finished with wood laminate flooring and benefitting from a Juliet balcony to the rear overlooking the garden with tree line beyond. There is also access to the second loft via the loft hatch (extension).

Dressing room

7' 7" x 7' 10" (2.3m x 2.4m)

The dressing room connects the landing to the first bedroom. It is fitted with wood laminate flooring and has a window to the rear aspect overlooking the garden.

Second bedroom

10' 1" x 10' 12" (3.07m x 3.35m)

Another double bedroom found at the front of a house with a window to the front elevation, stripped wood flooring, and double fronted wardrobe cupboard.

Third bedroom

11' 3" x 10' 2" (3.44m x 3.11m)

The third double bedroom in the house has a window to the front elevation and exposed painted floorboards underfoot.

Bathroom

6' 3" x 7' 11" (1.91m x 2.41m)

This family bathroom is found at the rear of the property and it is fitted with a suite that comprises of a panelled bath (with folding shower screen over), tiled splashback, heated towel rail, vanity sink, WC and a window to the rear elevation.



REAR GARDEN

The landscaped rear garden is an overlooked and west-facing ensuring that is bathed in natural sunlight from noon through to sunset. It begins with a raised decking area from the perimeter of the house with a step down onto a patio adjacent to a large lawn. To the side of the property lies a shingle walkway and gate (to the front). You will also find a large metal storage shed.

FRONT GARDEN

The property offers a superb off-street parking facility at the front with space for four to five vehicles side by side. A secure gate beside the property leads into the rear garden.

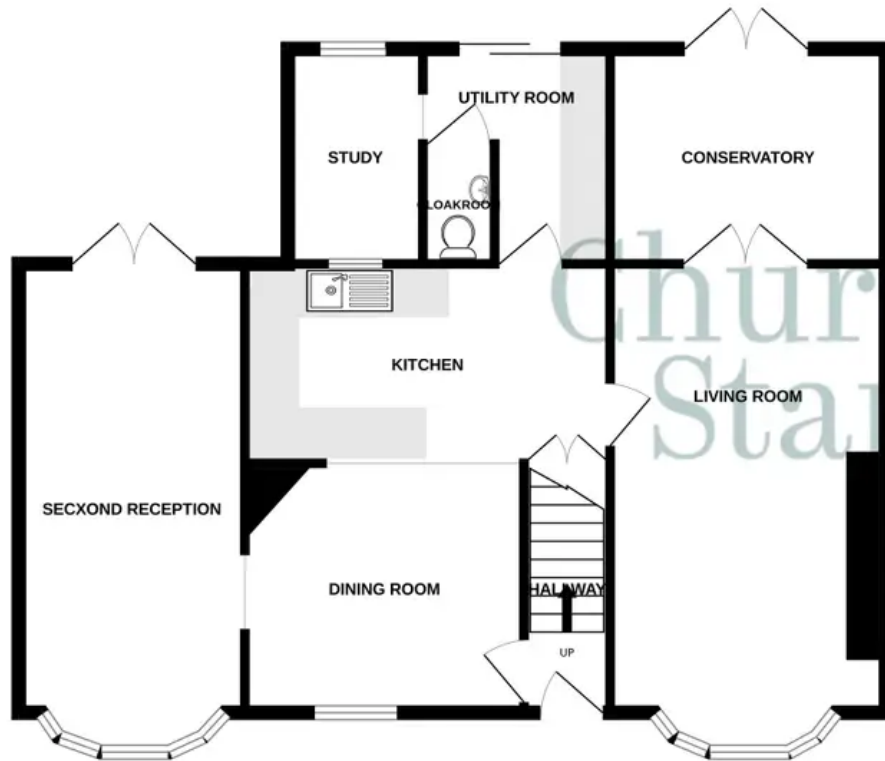
OFF ROAD

4 Parking Spaces

Provision of parking for four to five cars.



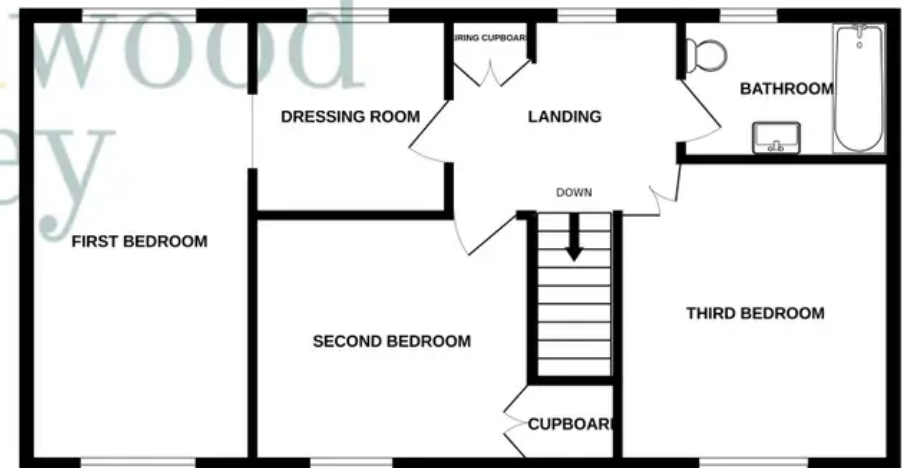
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



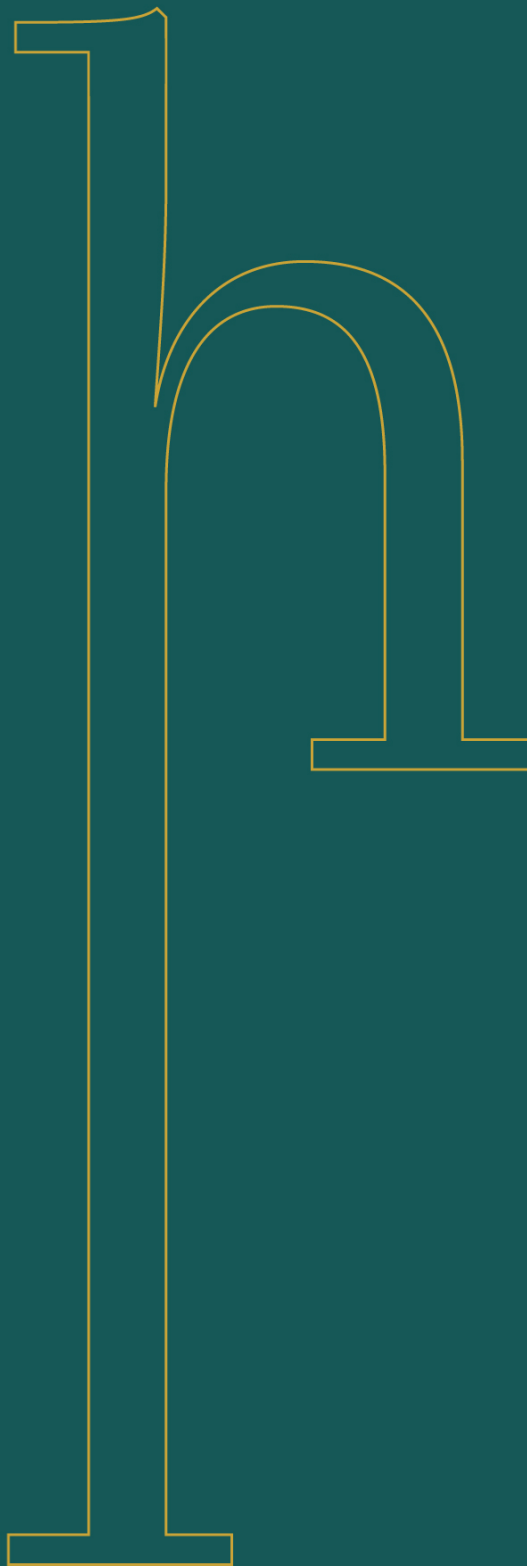
TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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