

Churchwood Stanley



15 Mill Lane, Manningtree

Manningtree

Guide Price **£500,000 to £525,000**

15 Mill Lane

Manningtree, Manningtree

A five double bedroom townhouse found 150 yards from Manningtree's High Street.

Council Tax band: D

Tenure: Freehold

KEY FEATURES

- Prime residential location in a quiet road just 150 yards from Manningtree's High Street
- Light and airy accommodation with dual aspect reception rooms
- Ensuite shower room to the first bedroom
- Fully double glazed and gas central heating
- Off street parking to the rear of the home
- South East facing low maintenance rear garden







Entrance Hall

A central hall connecting the Kitchen / Diner on your left and the living room on your right. This carpeted hallway has stairs that lead up to the first floor.

Living Room

18' 2" x 12' 2" (5.54m x 3.71m)

A light filled, dual aspect living room that spans the entire depth of the property. It has a sash window to the front elevation and French doors at the rear that lead out into the garden. This carpeted reception has a central feature fireplace with marble surround, mantle and hearth.

Kitchen / Dining Room

18' 2" x 11' 9" (5.54m x 3.57m)

A triple aspect light and airy triple aspect kitchen with French doors to the rear, a window to the side and further sash window to the front. Kitchen units include cupboards and drawers at base level on tiled flooring with square edged work surface, tiled splash back and matching wall mounted cabinets. there is a double bowl composite sink with mixer tap found in front of the window to the side, a four ring NEFF gas hob, integrated dishwasher, plumbing under counter for a washing machine and an integrated fridge freezer. The dining area is carpeted, with south east facing French windows leading into garden.

Cloakroom

4' 1" x 3' 7" (1.25m x 1.08m)

Fitted with WC and white sink with tiled flooring.



Landing

A carpeted landing on the first floor with a further staircase leading up to the second floor. The landing has sash windows to both the front and rear elevations and is home to the shelved and double fronted airing cupboard housing the pressurised hot water tank. The landing connects the three double bedrooms and the family bathroom on this floor.

First bedroom

18' 2" x 12' 10" (5.54m x 3.90m)

A large carpeted first bedroom spanning the entire depth of the home with dual aspect sash windows, ample wardrobe space, benefiting from its own ensuite shower room.

En-suite Shower room

6' 6" x 5' 5" (1.97m x 1.66m)

This shower room for exclusive use of the first bedroom consists of a walk in shower cubicle with thermostatic shower tap, vanity sink and WC.

Second bedroom

12' 9" x 10' 2" (3.88m x 3.11m)

An unusually shaped carpeted double second bedroom, with eye level row of windows.

Third bedroom

13' 0" x 9' 1" (3.97m x 2.76m)

Another double room, the third bedroom is fitted with a double fronted wardrobe cupboard. It is carpeted and it has a large sash window to the front elevation

Family Bathroom

8' 4" x 5' 9" (2.53m x 1.74m)

The half tiled family bathroom consists of white pedestal hand wash basin, WC and panelled bath with mixer tap and shower attachment.





Fourth bedroom

12' 11" x 9' 9" (3.93m x 2.97m)

A carpeted bedroom with dormer window to front elevation.

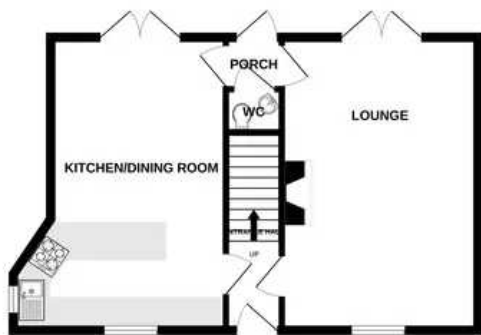
Fifth bedroom

11' 10" x 9' 9" (3.61m x 2.97m)

A carpeted bedroom with dormer window to front elevation.



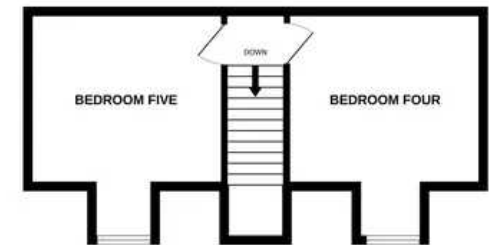
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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GARDEN

South east facing garden with patio, lawn and various flower/shrub borders and secure wooden gate leading to the rear of the property where you will find the parking.

FRONT GARDEN

Retained by box hedging with a central paved walkway to the front door.

ALLOCATED PARKING

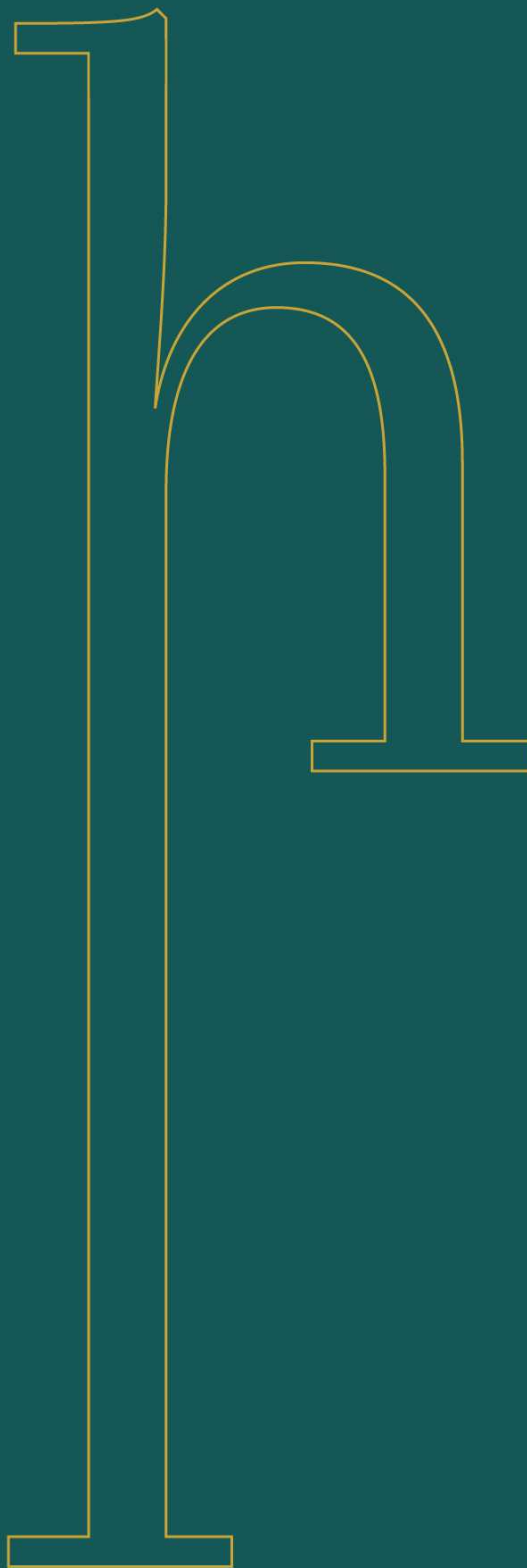
2 Parking Spaces

Two allocated parking spaces found behind the property following the underpass on the left hand side. Here you will also find an additional garden shed.





Churchwood
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t: 01206 589109
e: hello@churchwoodstanley.co.uk
w: churchwoodstanley.co.uk