

Churchwood  
Stanley



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Abbeybrook Bradfield Road, Wix

Manningtree

£350,000



## Abbeybrook Bradfield Road

Wix, Manningtree

A much loved two bedroom detached bungalow in excess of 1,400 square feet with West facing rear garden and various useful outbuildings.

Council Tax band: C

Tenure: Freehold







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## KEY FEATURES

- A two double bedroom detached bungalow in excess of 1,460 square feet
- Excellent living accommodation with large living room, conservatory (with multi fuel and log burners respectively) and kitchen open plan to the dining room
- Utility room
- West facing rear garden perfect for the afternoon and evening sun
- Off street parking and spacious integral garage
- Village centre locaton with excellent access nearby to the A120
- Two summerhouses and a workshop







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### Hallway

3' 8" x 6' 4" (1.12m x 1.94m)

The porch links the outside to the entrance hall and is approached through an opaque glazed entrance door with adjacent full height windows. There is wood laminate flooring underfoot and an internal door leads you through into the entrance hall.

### Entrance Hall

15' 9" x 15' 9" (4.81m x 4.81m)

T-shaped (with maximum dimensions recorded here) the entrance hall is fitted with laminate flooring and homes a tall shelved storage cupboard, the airing cupboard housing the wall mounted gas fired boiler and a further coat and shoe cupboard. Storage here is plentiful! On your right hand side at the front of the home you will find the well proportioned living room, to the rear the kitchen (open plan into the dining room), straight in front of you is the first bedroom and on your left the second bedroom. There is also a separate WC here and an internal door to both the refitted family bathroom and to the integral garage.

### Living room

12' 5" x 16' 2" (3.79m x 4.94m)

Well proportioned, the living room at the front to the home is characterised by large bay window to the front elevation and central red brick focal fireplace housing the multi-fuel burner. Would laminate flooring is underfoot and sliding glazed internal wood doors lead you into the dining space.



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### Dining Room

15' 10" x 10' 2" (4.82m x 3.10m)

Originally two rooms at the rear of the home the dining room is now open plan to the kitchen providing an exceptional social space. Here you will find laminated white gloss units beneath a work surface adjacent to an eye level Neff double oven and grill with full height glazed French doors leading into the conservatory. As you traverse around the kitchen island you will seamlessly find yourself in the kitchen area.

### Kitchen

10' 0" x 10' 0" (3.04m x 3.06m)

The kitchen is fitted with a range of soft closing white laminate shaker style cupboards and drawers beneath a square edged granite work surface with upstand, tile splashback and matching wall mounted cabinets. There is a large Island with storage beneath and an extended granite work surface provides breakfast seating. A composite sink with mixer tap sits in front of the window to the rear elevation adjacent to a personal door that leads into the large conservatory/orangery. You will find here a four ring gas Lamona hob lying beneath and suspended extractor hood and there is plenty of space for a free standing fridge / freezer. Beneath the counter you'll find an integral dishwasher and retractable bin storage.

### Conservatory / Orangery

20' 2" x 13' 10" (6.15m x 4.22m)

Converted into an orangery style four years ago with insulated roof and two skylight windows this brilliant space is of brick-based construction with UPVC windows to two elevations framing a lovely outlook of the rear garden. Here you are also find the wood burner and a personal door to the side that leads out beneath the extended pergola.



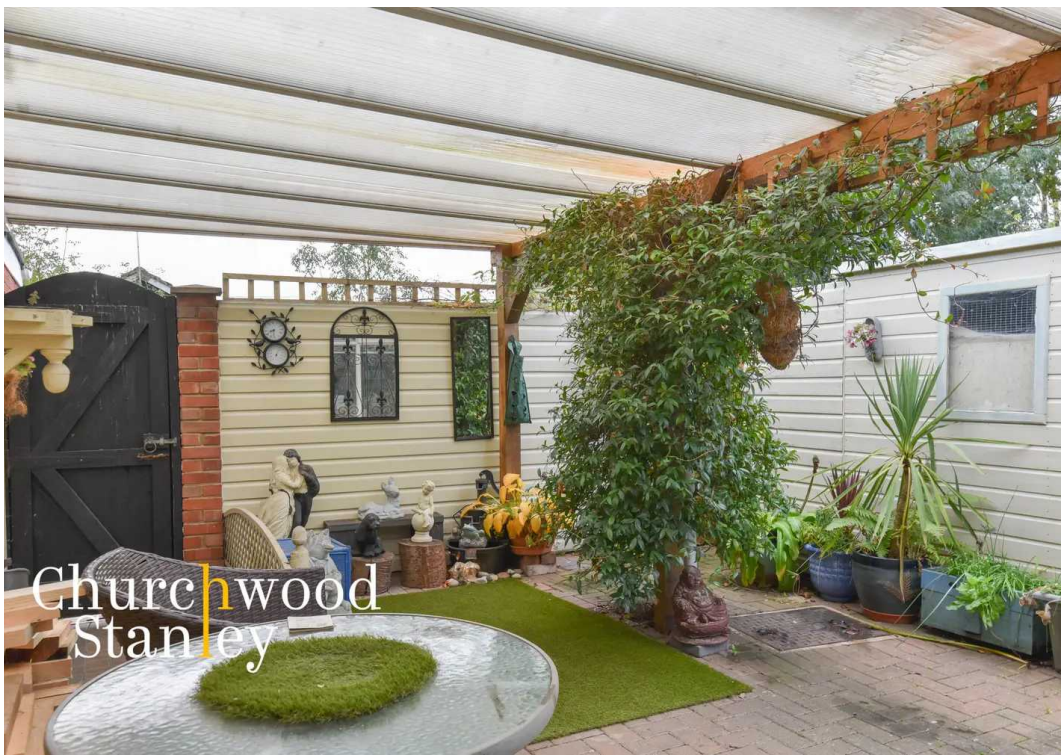




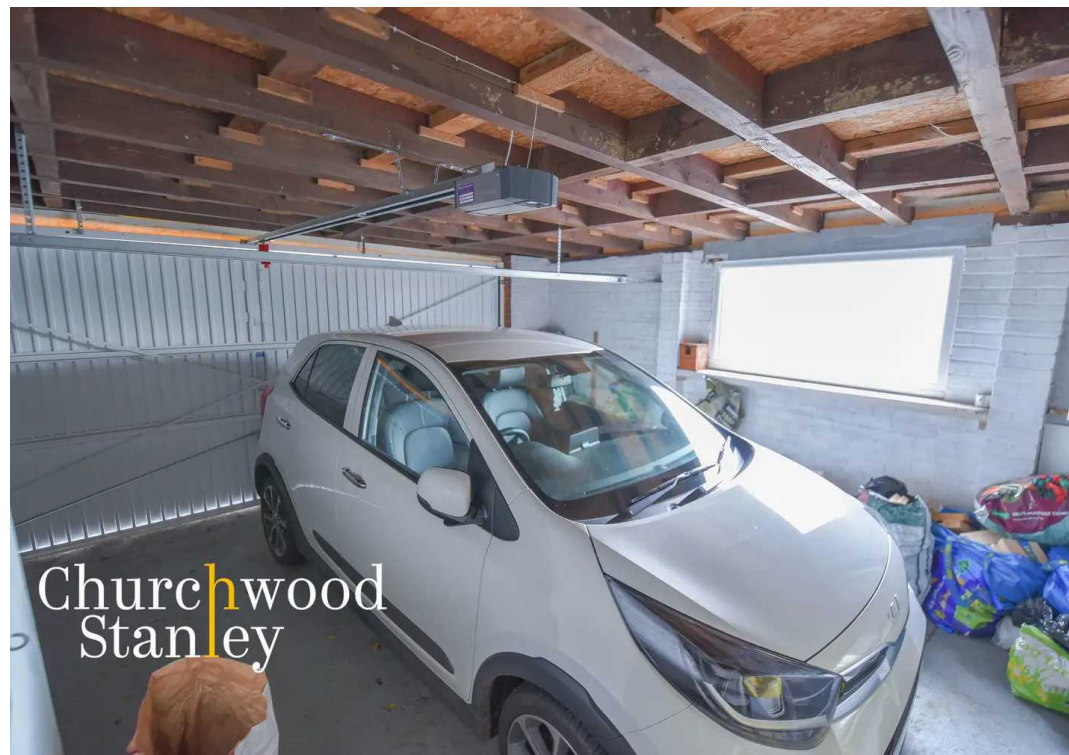
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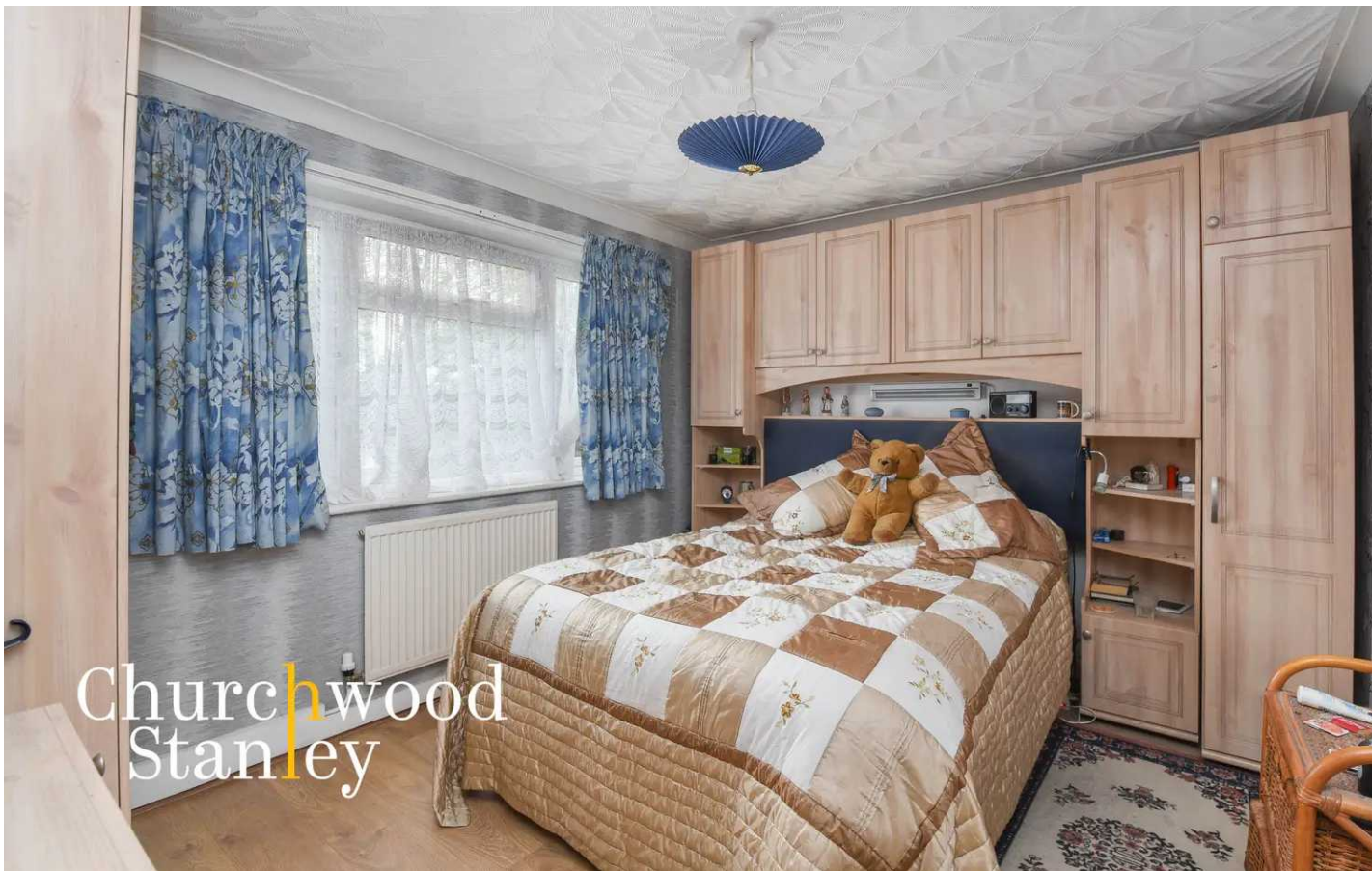


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### First Bedroom

9' 11" x 11' 8" (3.03m x 3.56m)

The first double bedroom lies at the rear of the home and it's characterised by a feature large window to the rear aspect overlooking the rear garden with Oak style wood laminate flooring underfoot.

### Second Bedroom

9' 11" x 11' 8" (3.02m x 3.55m)

The second double bedroom at the front of the home offers almost identical proportions to the first bedroom. It also features Oak style laminate flooring underfoot and characteristic large window to the front elevation.

### Wc

2' 5" x 5' 6" (0.73m x 1.67m)

The Essential separate cloakroom features WC and vanity sink plus an extractor fan.

### Bathroom

7' 9" x 9' 5" (2.36m x 2.87m)

Brilliantly spacious the refurbished family bathroom is fully travertine tiled and features a panel bath with mixer tap, WC, vanity sink, heated towel rail, extractor fan and double width fully tiled walk in enclosed shower cubicle.

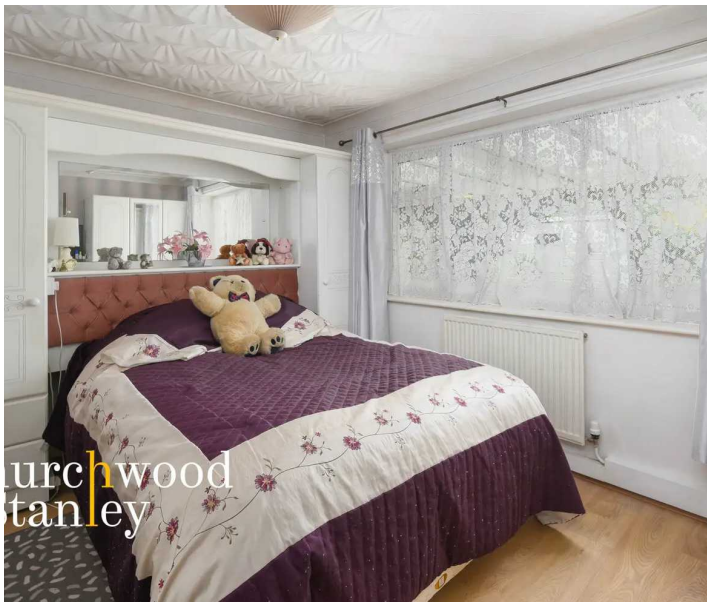
### Garage

16' 5" x 17' 5" (5.00m x 5.30m)

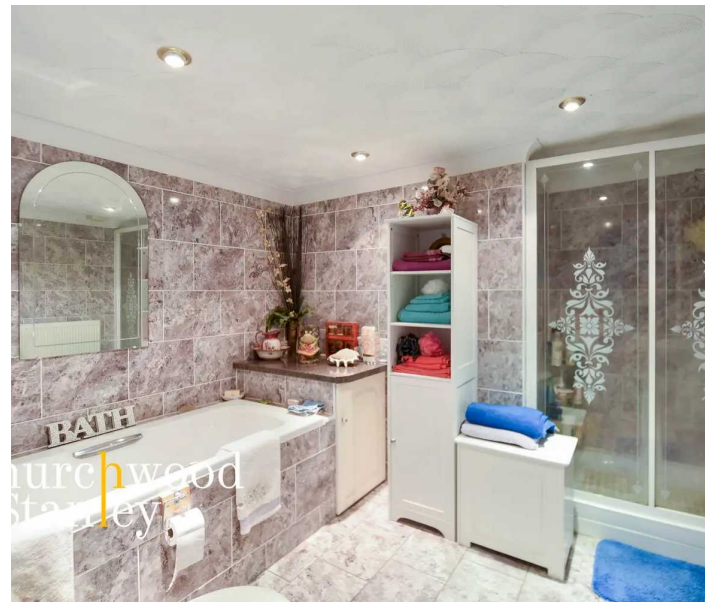
### Utility Room

10' 4" x 4' 11" (3.15m x 1.50m)

Leaving the conservatory traversing beneath the large pagola you'll find the external utility room on your left at the rear of the home. It is comprised of various cabinets beneath work surface with wall mounted units over. There is space beneath the counter for two white goods and plumbing available for washing machine.



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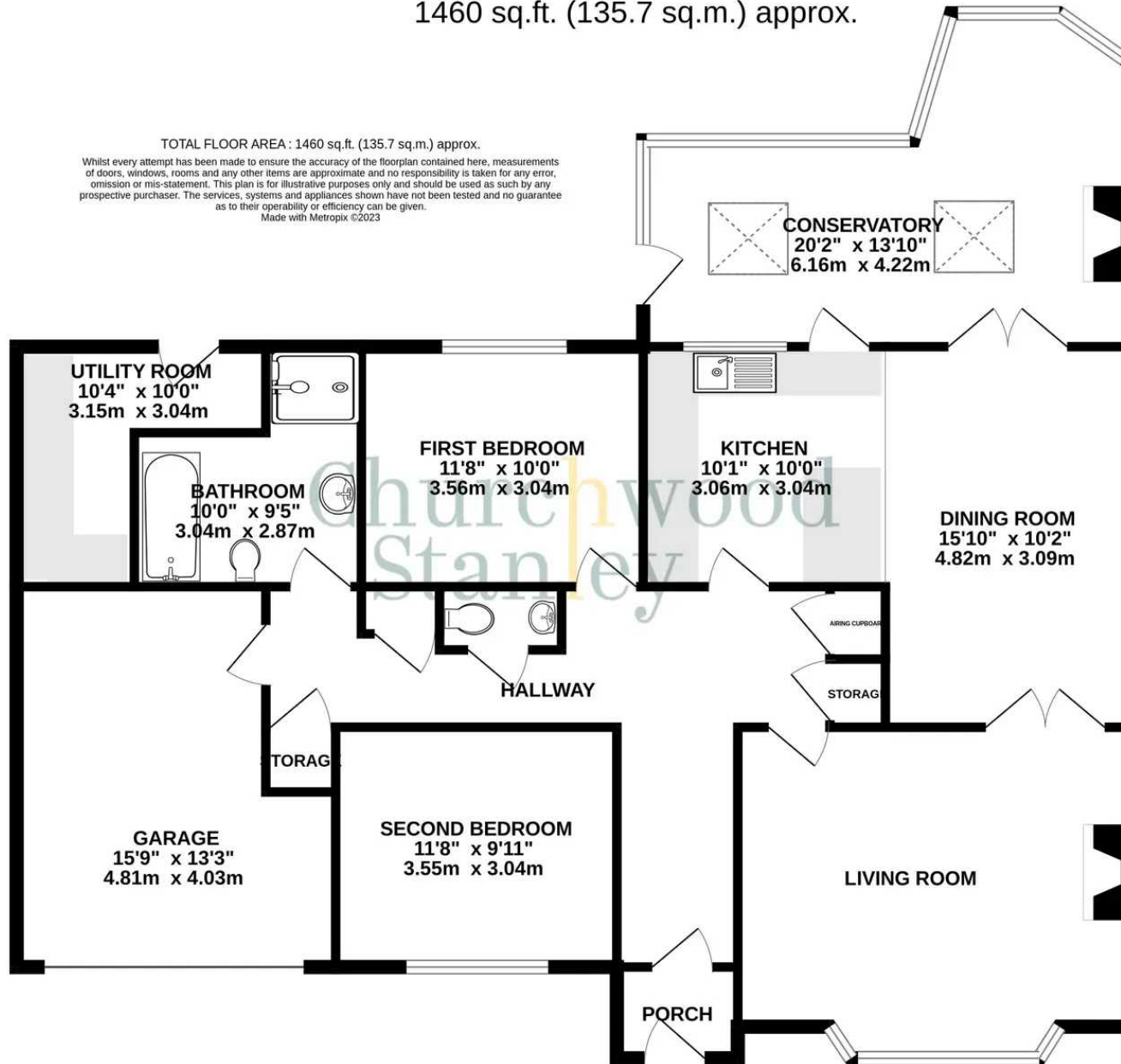
# GROUND FLOOR

1460 sq.ft. (135.7 sq.m.) approx.

TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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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## FRONT GARDEN

You approach the property via wrought iron gates that bisect a low level red brick retaining wall offering you plenty of security at the front of the home. You'll move on to the expansive block paved drive with turn and the block paved steps up to the front door. There is also a further paved area here that could potentially be used as more parking. The entire plot at the front of the bungalow is retained by various flower and shrub borders. Gated access to the side leads you through to the rear garden.

## REAR GARDEN

The west facing rear garden is perfect for sun from noon through to sunset. This attractive garden begins with a block pave patio area that leads onto various walkways bi-sected by artificial grass, small trees and shrub borders. These walkways lead to various outbuildings at the rear of the plot. Hidden away you will find a bin store, two sheds and two summer houses plus a workshop. The workshop with light and power connected measures 3.5 meters deep by 3 meters wide. The octagonal summer house has a maximum dimensions of 2.7 meters by 2.65 meters. The second summer house has a winter covering that removes during summer and measures 1.99 meters deep by 3 meters wide.

## OFF ROAD

2 Parking Spaces

Double width block paved drive with turn.

## GARAGE

Single Garage



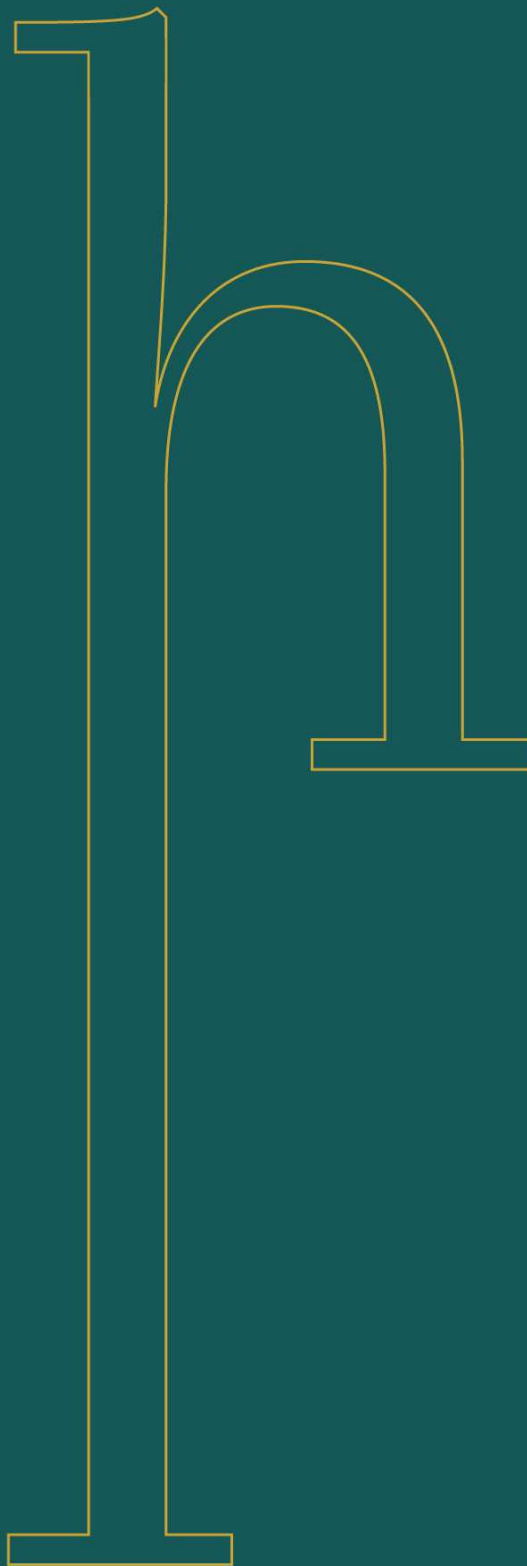




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t: 01206 589109  
e: [hello@churchwoodstanley.co.uk](mailto:hello@churchwoodstanley.co.uk)  
w: [churchwoodstanley.co.uk](http://churchwoodstanley.co.uk)