

Churchwood
Stanley



21 Forrester Road, Mistley, Manningtree, CO11

£380,000

21 Forrester Road

Mistley, Manningtree, CO11

An excellent three year old three bedroom semi-detached home found on a generous corner plot potentially offering space to extend (subject to planning) with off street parking, large garage and south-easterly rear garden.

Council Tax band: D

Tenure: Freehold

KEY FEATURES

- A three year old three bedroom semi-detached home with seven years NHBC remaining.
- Prominent corner plot with south easterly rear garden
- Off street parking and large single garage
- Spacious living room and open plan kitchen / diner
- The first bedroom benefits from its own ensuite shower room
- Gas centrally heated and fully double glazed





Entrance hall

16' 6" x 3' 3" (5.02m x 0.98m)

Upgraded by the current custodians and approached via a composite entrance door with a frosted window above having no. 21 engraved into it the entrance hall has carpeted stairs that lead up to the first floor (with storage cupboard beneath and lovely mock Victorian decorated tiles underfoot. The cloakroom is off to the left, the living room to the right and the kitchen / diner through to the rear.

Living room

15' 7" x 10' 10" (4.75m x 3.3m)

Beautifully dressed with French doors that lead into the kitchen / diner, this carpeted living room has a window to the front elevation.

Kitchen / diner

8' 10" x 17' 8" (2.69m x 5.38m)

Packed full of Neff integral appliances that include a dishwasher, fridge / freezer, washing machine and double oven beneath a four ring gas hob and extractor hood, the kitchen is finished with white gloss front and soft closing cupboards and drawers with black roll top work surface and matching eye level cabinets. In front of the window overlooking the rear garden is a composite sink with mixer tap. French doors join the dining space here to the rear garden and the flooring is tiled. The wall mounted gas fired boiler is tucked away in a cupboard.

Cloakroom

This essential ground floor cloakroom has WC, pedestal hand wash basin, extractor fan and flooring is tiled.



Galliered landing

This carpeted galliered landing connects all three bedrooms and the family bathroom. Here you will also find the airing cupboard.

First bedroom

12' 4" x 10' 4" (3.76m x 3.14m)

This carpeted first bedroom is found at the back of the house has a window overlooking the rear garden and benefits from its own ensuite shower room.

Ensuite shower room

Comprised of a fully enclosed and tiled shower cubicle with thermostatic shower tap, pedestal hand wash basin, WC, extractor fan and tiled flooring.

Second bedroom

10' 4" x 9' 6" (3.14m x 2.89m)

Another double bedroom found at the front of the property, carpeted with window to the front elevation.

Third bedroom

8' 10" x 7' 1" (2.7m x 2.15m)

Carpeted with a window to the rear overlooking the rear garden.

Family bathroom

6' 1" x 7' 1" (1.86m x 2.15m)

This half tiled family bathroom has a panelled bath with mixer tap, pedestal hand wash basin, WC, extractor fan, tiled flooring an a window to the front elevation.





Front Garden

A greensward to at the front of the property widens between the road and the pavement in front of the house meaning that we are set well back from the road here. You'll find our off street parking and our large single garage slightly offset to the left hand side.

Garden

The South easterly rear garden begins with a paved patio with a walkway continuing to the side door of the garage and to the gated access to our parking. A 6ft red brick wall retains the boundary of the garden to the side of the property and to the road curtilage. Behind the garage is more outside space (garden) and another paved patio area.

OFF ROAD

1 Parking Space

In front of the garage is a paved driveway offering off street parking.

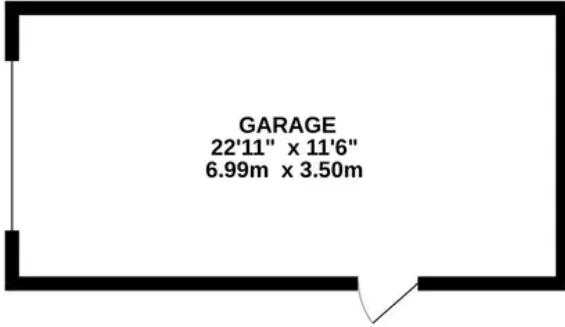
GARAGE

Single Garage

A large single garage of 6.99m x 3.50m with up and over garage door to the front, light and power connected and a personal door to the side (out to the garden).





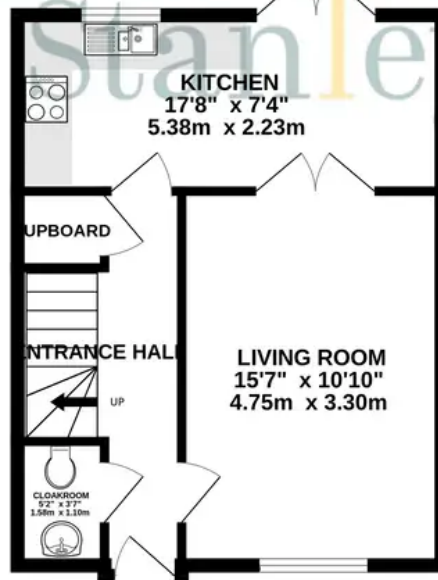


TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

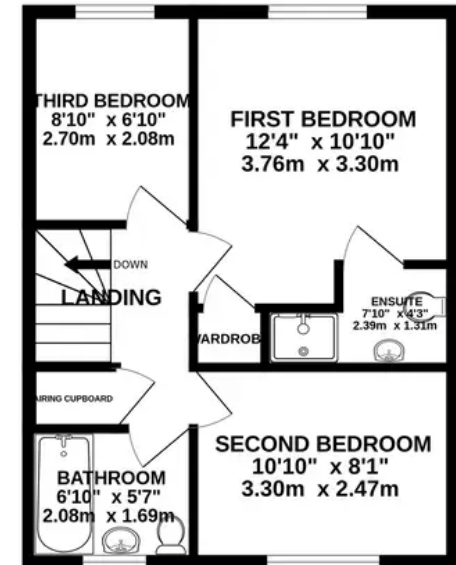
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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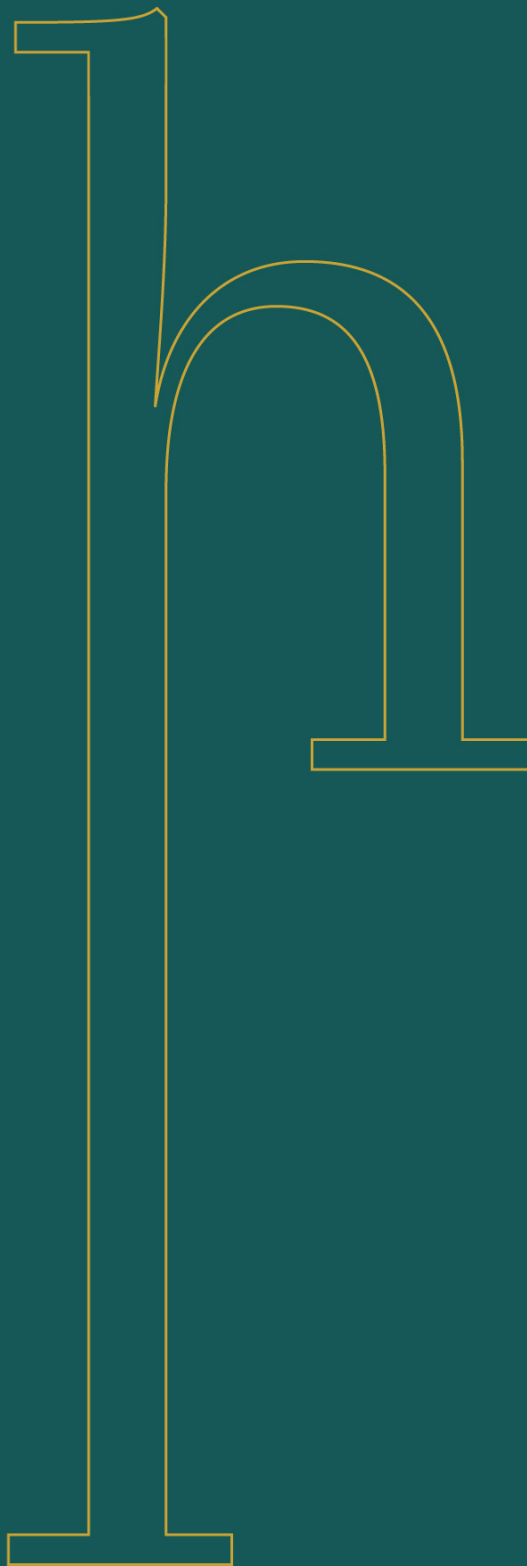
GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



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