



Churchwood  
Stanley

9 Malthouse Road, Manningtree  
£265,000

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Perfectly located for those looking to walk to Manningtree town centre, this smart two bedroom semi-detached home has a South facing rear garden and stand out parking facilities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A smart two bedroom double semi-detached home within a two minute walk of Manningtree town centre
- Exceptional parking facility with three vehicles accommodated on the long drive that leads to a brilliantly sized detached garage
- Solid wood (American Ash) flooring throughout
- South facing rear garden
- Living room with log burner
- Fully double glazed and gas central heating





## 9 Malthouse Road

Manningtree, Manningtree

We are thrilled to present this charming and unique two-bedroom semi-detached house on Malthouse Road, Manningtree, CO11. Perfect for first-time buyers, downsizers, investors or commuters looking for the connectivity to London, Colchester, Ipswich and Cambridge, this property is situated just a two-minute walk from Manningtree town centre, offering convenience, comfort, and a superb living experience.

As you approach this delightful home, you'll be impressed by the exceptional parking facilities, accommodating up to three vehicles on a long driveway that leads to a generously sized detached garage. The south-facing rear garden ensures plenty of sunlight throughout the day, creating a warm and light filled atmosphere both inside and out.

Upon entering the home, the welcoming hallway showcases beautiful American Ash flooring that flows seamlessly throughout the ground floor. This entrance hall includes a useful desk space and leads you to both the kitchen and to the living room. The kitchen, situated at the front of the house, continues the theme of American Ash flooring and features white matt fronted base units, a square edge wood work surface, and integrated appliances including a Smeg gas hob and electric oven. This well-designed kitchen is perfect for preparing meals and entertaining guests and the worksurface has a central slate insert perfect for those hot pans or chopping vegetables.

The living room at the rear of the home is a cosy retreat, with a large window and full-height glazed door providing an outlook of the garden. The room is centred around a multi-fuel burner set on a slate hearth, perfect for those chilly evenings. The under-stair recess offers additional storage, and the room's southerly aspect ensures it is filled with natural light throughout the day, creating a really bright and airy living space.



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Manningtree, Manningtree

Ascending to the first floor, the landing with exposed timber flooring leads to two double bedrooms and a bathroom. The first bedroom, located at the rear, features a large window and exposed timber flooring and also takes advantage of that Southerly aspect. The second bedroom at the front of the house also boasts exposed timber flooring, a large window, and a full-height integral wardrobe cupboard, complete the specification of this double room.

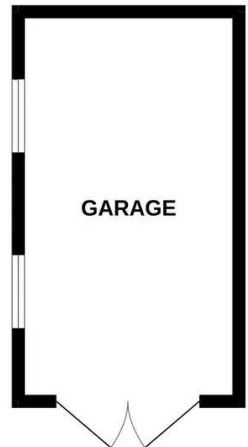
The bathroom is tastefully appointed with a white suite, including a panel bath with a thermostatic shower, hand wash basin, WC, and an opaque glazed window to the side elevation, all complemented by exposed timber flooring.

The south-facing rear garden begins with a paved patio area, ideal for outdoor dining and relaxation, leading to a formal lawn bordered by flowers and featuring a practical shed. This good outside space offers a private and tranquil outdoor retreat, perfect for enjoying the sunshine and entertaining guests.

The driveway to the right of the property offers excellent off-street parking for up to three vehicles, sheltered by a timber-framed carport. The detached garage, measuring 5.35 meters deep by 3.03 meters wide, features a brick base, composite weatherboarding, double fronted timber doors, two side windows, and is fully equipped with light and power, providing excellent storage and workshop space.

Malthouse Road is perfectly situated for easy access to Manningtree's vibrant town centre, with a pedestrian cut-through straight into the High Street. Enjoy peaceful walks along the estuary of the River Stour, an area of outstanding natural beauty, just a few minutes from your doorstep. The location also provides a wonderful sense of community, with great local amenities, schools, and frequent community events.



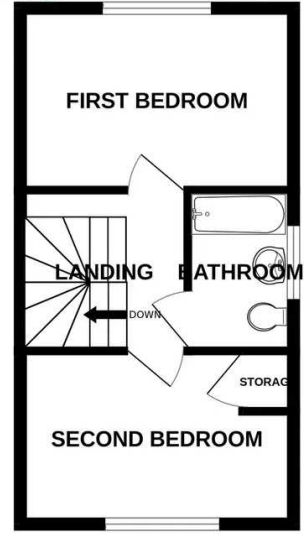
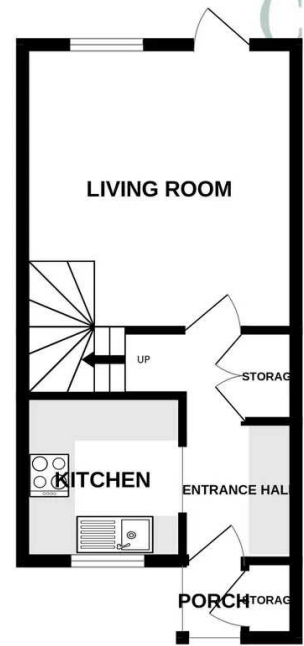


GARAGE

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.

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TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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### Entrance Hall

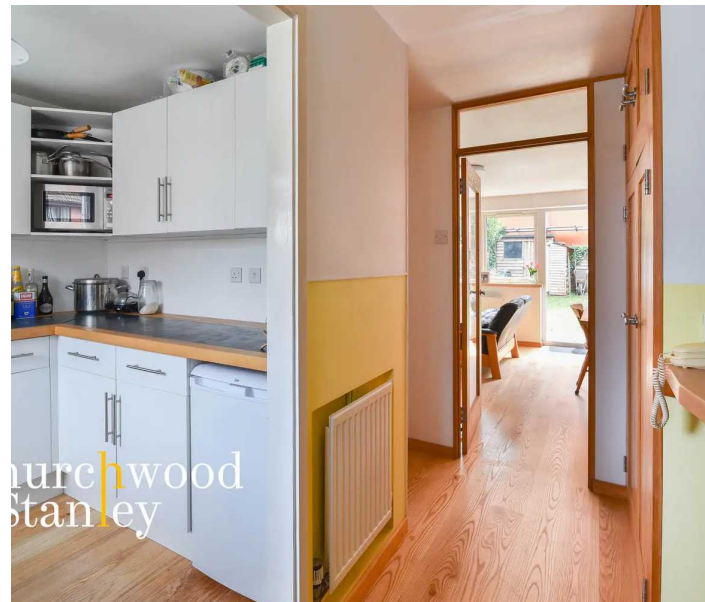
10' 5" x 5' 1" (3.17m x 1.56m)

Leading off of an open porch to the front elevation the entrance hall is approached through a glazed wood panelled entrance door and stop under foot you will find American Ash flooring that flow seamlessly throughout the entire ground floor of the property. In this generous space you'll find a counter work station which gives this area useful utility. On your left hand side an opening leads to the kitchen and here there is a full height double fronted cupboard. The wall mounted gas fired boiler is also here, a glazed entrance door leads you through the living room and an Ash staircase with turn takes you up to the first floor.

### Kitchen

7' 5" x 7' 3" (2.27m x 2.20m)

The kitchen is situated at the front of the home and has a continuation of the American Ash flooring underfoot. It is comprised of white matt fronted base level cupboards and drawers beneath a square edge wood work surface with slate central inset (perfect for hot pans and chopping vegetables!) with matching wall mounted cabinets. In front of the window to the front with timber sill is a stainless steel sink with an extended drainer. Beneath the counter you'll find plumbing for washing machine and space for your white goods. Integral cooking appliance is include a Smeg four ring gas hob found above a NEFF electric oven and grill.



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### Living room

12' 10" x 12' 8" (3.92m x 3.85m)

The living room at the rear of the home has a large window to the rear elevation (Southerly aspect) framing a view of the rear garden adjacent to a full height glazed personal taking you outside. This natural orientation ensures plenty of natural light throughout the day. There is a continuation of the American Ash flooring under foot and a recess under the stairs provides added storage. The central feature focal point of this room is the multi-fill burner set on slate hearth (which can stay or be removed if desired).

### Landing

7' 3" x 7' 5" (2.21m x 2.25m)

The landing with exposed timber flooring provides access to the two double bedrooms and also to the bathroom.

### First bedroom

8' 2" x 12' 8" (2.50m x 3.86m)

The first bedroom found at the rear of the home is naturally illuminated by its Southerly aspect with large window to the rear elevation. Here you will also find exposed timber flooring.

### Second bedroom

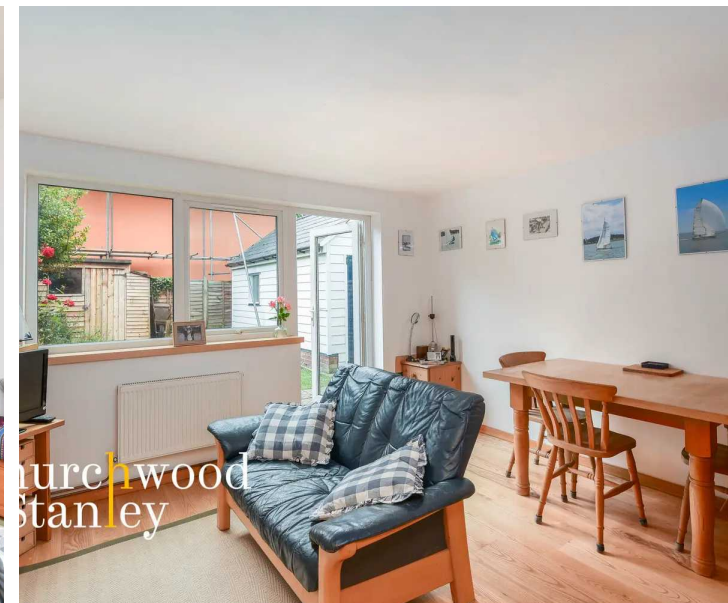
7' 5" x 12' 8" (2.26m x 3.85m)

The second bedroom also continues the theme of exposed timber flooring under foot and has a large window to the front elevation plus a full height airing cupboard.

### Bathroom

7' 3" x 3' 9" (2.21m x 1.15m)

The bathroom also features exposed timber flooring and is comprised of a white bathroom suite that includes a panel bath with a shower (off the mains) and curtain over, hand wash basin, WC and an opaque glazed window to the side elevation.







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## REAR GARDEN

Southerly in its aspect, the rear garden commences with a paved patio area that leads onto a formal lawn where you will find a shed and a flower border.

## FRONT GARDEN

Predominantly laid to lawn with step up to the porch, here you will find an outside tap.

## OFF STREET

3 Parking Spaces

Three off street parking spaces are provided on the long drive found to the right hand side of the home. Shelter for your vehicles can be found here underneath the timber framed carport.

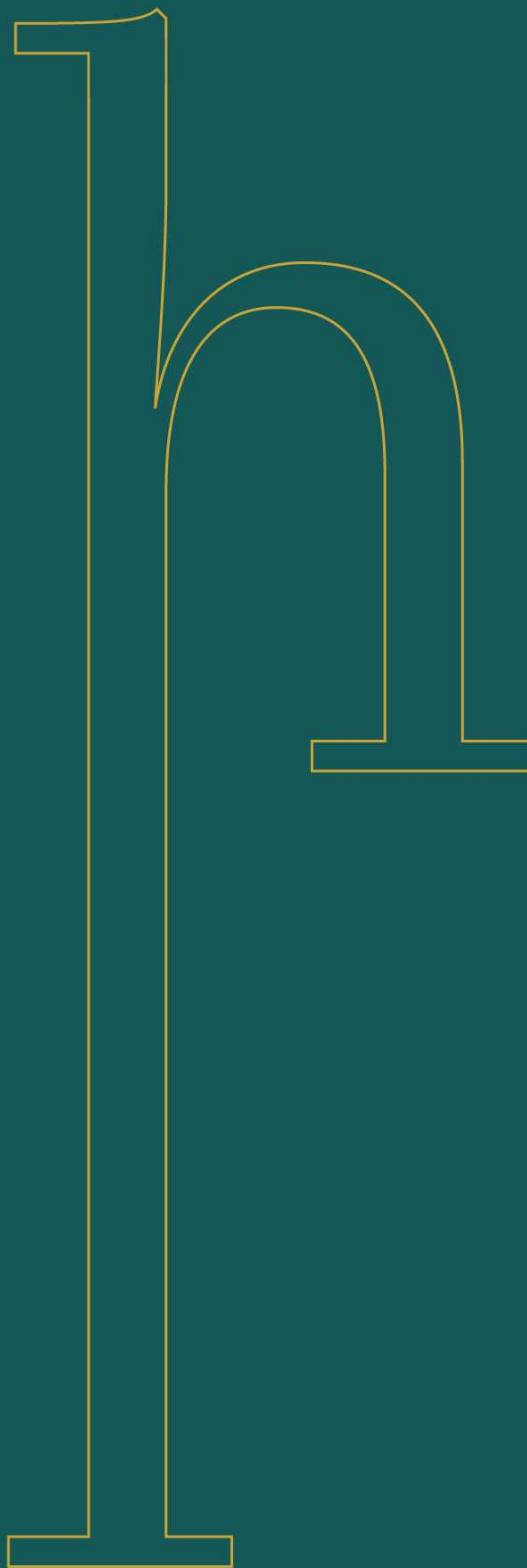
## GARAGE

Single Garage

Measuring 5.35 meters Deep by 3.03 meters wide. Of brick base construction with composite weatherboarding and double fronted timber doors, the garage has two windows to the side elevation with light and power connected.



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