



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

1 WALTER ARTHUR VILLAS , BERGHOLT ROAD,  
BRANTHAM, MANNINGTREE, ESSEX, CO11 1QT  
ASKING PRICE OF £400,000





#### **INTRODUCTION**

Located in an excellent position in Brantham, this 3/4 bedroom semi-detached family home offers a buyer an abundance of living accommodation combining perfectly with the semi-rural location. The property benefits from 3/4 bedrooms, sizeable sitting room, wide-reaching kitchen/ dining room, ample off road parking and a considerable rear garden with beautiful field views.

#### **DIRECTIONS**

Leaving Ipswich on the A137 towards Manningtree continue down Brantham hill towards the river Stour, at the roundabout take the third exit onto the B1070 Bergholt after 0.35 miles, The property can be found on the right hand side and ample parking is provided to the front.

#### **INFORMATION**

Of brick construction under a slate roof, this property benefits from cavity wall insulation, loft insulation and a full complement of double glazed windows. The garage adjacent to the property contains the oil fired boiler providing heating to the property via radiators throughout. The property also benefits from being only a 5/10 minute walk to Manningtree station with direct trains to London Liverpool Street taking just 50 minutes.





## **BRANTHAM**

offers a wide range of social activities for all age groups. Just across from the property the Constable Park centre just on the River Stour offers a café, paddle boarding and canoe hire as well as additional overnight accommodation, a great local facility. Primary schooling within the village, senior school catchment for East Bergholt High School. Access to the major towns of Ipswich and Colchester is available via the A137/A12. Mainline railway station in Manningtree with journey times of about an hour to London Liverpool Street. This delightful village offers good communication links in a beautiful location in the Stour valley.



## **SERVICES**

Mains electricity and drainage are connected to the property, heating oil is situated in a screened tank to the rear. EPC – D Council tax band – TBC

## **PLEASE NOTE**

the property has been tenanted for some 10 years and as such the internal pictures presented are from the original letting which have been changed since.

## **THE ACCOMMODATION**

over two floors, on the first floor:

### **BEDROOM ONE**

13'00" x 9'11" Window to the front with views over the Stour tributary.

### **BEDROOM TWO**

10'09" x 7'10" Windows to the side and rear enjoying views of the garden and farmland beyond.

### **BEDROOM THREE**

7'09" x 7'02" Window to the rear, a single room or spacious nursery bedroom.



## **FAMILY BATHROOM**

This well-appointed room, tiled to waist height on three sides and to ceiling height in the shower recess. The tiling is finished to the edges and the exterior of the wall mounted mirror in an attractive mosaic style. The suite comprises of a recessed shower cubicle, inset bath, W/C and pedestal wash basin.

## **LANDING**

access to all upstairs rooms, loft access, stairs return to the ground floor:





#### **ENTRANCE**

via a wooden panelled door to the:

#### **HALLWAY**

with doors of to all ground floor rooms, this space 17'03" x 4'11" in the central area with large double doors to the:

#### **SITTING ROOM**

19'00" x 12'11" spacious room benefits from an abundance of light from the windows to the front. Feature fireplace. High ceilings.

#### **OFFICE/ BEDROOM FOUR**

11'08" x 7'03" currently configured as a bedroom, windows to two sides letting in plenty of light.

#### **KITCHEN/DINING ROOM**

25'08" x 10'08" windows and double doors to the garden at the rear bring light to this spacious focal room of the house. Stylish wall and base units complement the neutrally coloured walls, built in fridge freezer, dish washer and oven. A wood block effect worktop complements the units and has an inset stainless steel sink drainer and induction hob with extractor over. The spacious dining area enjoys views over the garden. The limestone floor extends through the kitchen dining space round into the:



#### **UTILITY AREA**

accessed from the kitchen with a glazed door to the rear garden. This functional room benefits from the same units and worktop as the main kitchen area. Under the worktop there is space for a washing machine and dryer. Door to the CLOAKROOM with W/C and wash hand basin.

#### **OUTSIDE**

to the rear is a large garden mainly laid to lawn with a large Holly tree to one side, wooden panel fencing to three sides. A small area of decking can be found half way down the garden creating a great space for outside seating. The front garden of the property is populated with a range of shrubs and well-tended bushes, combining with the large shingle driveway offering off-road parking for a number of cars.





# Grier & Partners

— LAND AND ESTATE AGENTS —

