



Grier & Partners



THE NOOK, NORMAN ROAD, MANNINGTREE,  
COLCHESTER, ESSEX, CO11 1DA  
RENT £1,800 PCM





## INTRODUCTION

A substantial extended and freshly decorated, four bedroom family home, with open plan kitchen dining room overlooking the delightful private gardens, off road parking and garage. Situated within the town of Manningtree, mainline railway links to London Liverpool Street and swift access to the A12. Long term let desired, available from November 2023

## TERMS

Rent exclusive of all utilities and council tax.

Deposit £2,076.92 (5 x weeks Rent).

Assured Shorthold Tenancy - fixed term 12 months.

Non-smoking.

Pets considered

References required.

Gas heating and hot water.

EPC E Council Tax Band D.

## BEDROOM ONE

15'0 x 11'7max. Windows to front and side, fitted double wardrobe, wood flooring. Door to EN SUITE Window to front, suite includes shower cubicle, WC and wash basin set into unit with cupboards under, tiled floor, part tiled



walls, ladder style heated towel rail.

#### **BEDROOM TWO**

14'0 x 11'8 Windows to front and side, eaves storage cupboards, further shelved linen cupboard, wood flooring.

#### **BEDROOM THREE**

13'2 x 9'11 Window to rear.

#### **BEDROOM FOUR**

12'4 x 8'2 plus door recess. Window to rear. Double wardrobe.



#### **FAMILY BATHROOM**

8'8 x 8'2 Window to front, suite includes WC, wash basin with cupboards under, slipper bath with ball and claw feet, shower cubicle, tiled floor, part tiled walls.

#### **LANDING**

Return stairs to ground floor with window to side, loft access, cupboard housing hot water tank.

#### **ENTRANCE via covered porch to:**

#### **HALLWAY**

Stairs to the first floor, tiled floor, doors off.

#### **SITTING ROOM**

17'10 into bay x 15'0 Windows to front and side. Fire place (not used)) with tiled hearth and surround, wooden mantle. Pine floor boards.

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

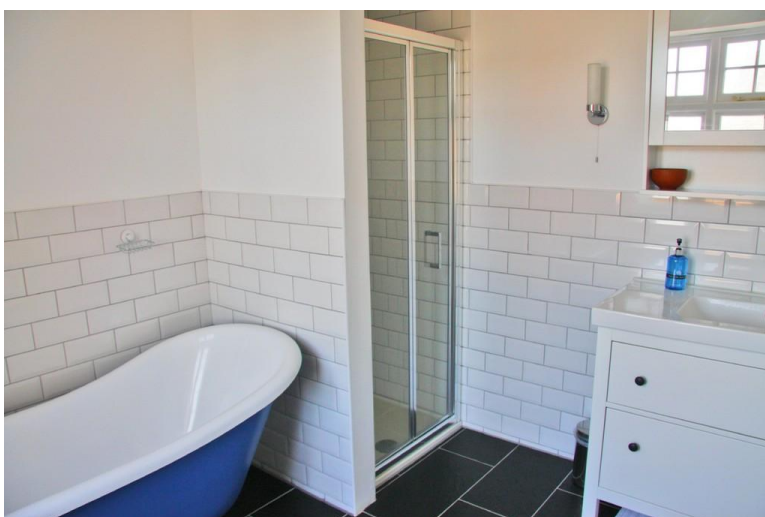
25'5 x 13'10 Windows to rear and side with Bi fold doors to the rear terrace. Door to drive. A stunning open plan family room with range of cream fronted kitchen units with wood block work surface, integrated dish washer, fridge and eye level double oven. Inset five burner gas hob with extractor over. Wood flooring, doors to rear hall, garage, cloakroom and:

#### **UTILITY ROOM**

9'9 x 6'0 max. Window to side, fitted storage cupboards with wood block work top and inset ceramic sink. Plumbing for washing machine, further storage cupboard.

#### **CLOAKROOM WC,**

wash basin, tiled floor.





#### REAR HALL

Door to garden and door to:

#### STUDY

12'2 x 8'2 Windows to rear.

#### GARAGE

17'0 x 8'4 Door to front drive, and side path, stainless steel sink and drainer, Gas fired boiler.

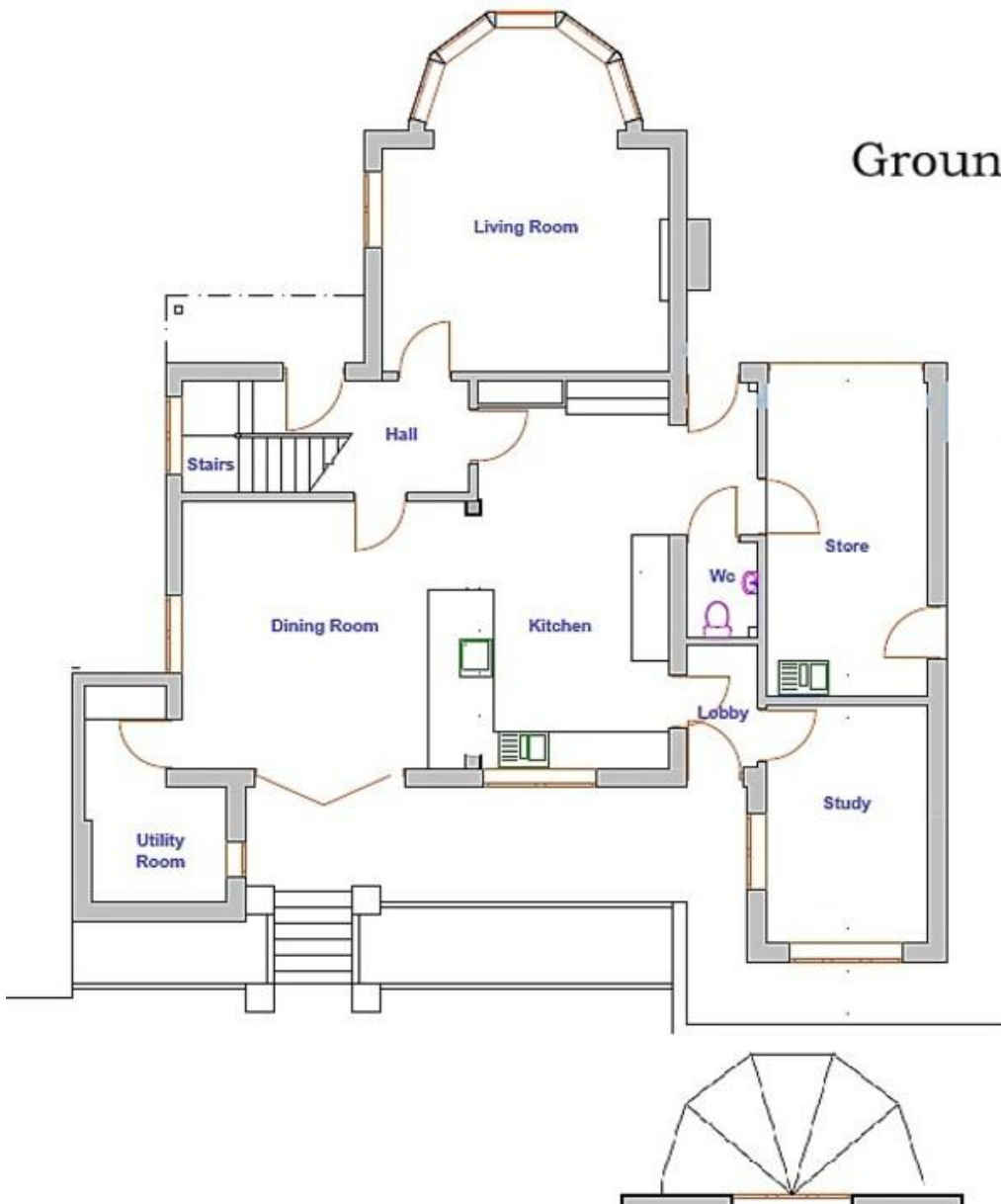
#### OUTSIDE

Off road parking to either side. FRONT GARDEN with flower beds. REAR GARDEN with paved terrace from the kitchen steps up to the lawn with flower borders. Fenced boundaries.





# Ground Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC

