



- Located In The Popular Village Of Mistley
- Primary & Secondary Schooling Close By
- Deceptively Spacious, Extended Semi-Detached Family Home
- Within Close Proximity To Local Amenities, Public Houses & Bus Routes
- Driveway Providing Off Road Parking For Multiple Vehicles
- Fully Open Plan & Extended Kitchen/Dining Area
- Finished To A High Standard Throughout
- Modern & Contemporary Ground Floor Shower Suite

## 51 Rigby Avenue, Mistley, Manningtree, Essex. CO11 2DH.

A deceptively spacious and extended three-bedroom semi-detached house conveniently situated in the centre of Mistley and within walking distance of local shops and amenities. Ideal for the growing family or working professionals alike, this home offers a full abundance of space and key features throughout, including a fully open plan modern fitted kitchen/dining area, large living room and a ground floor shower room which was a recent addition by the current owners.





# Property Details.

## Ground Floor

### Hallway

Main entrance door to hallway, stairs to first floor, door to:

### Shower Room

7' 7" x 5' 8" (2.31m x 1.73m) Walk in shower, vanity wash unit, ground floor W.C, radiator.

### Living Room



15' 4" x 10' 4" (4.67m x 3.15m) UPVC window to front aspect, radiator, spot lighting, access into:

### Dining Area



10' 5" x 9' 5" (3.17m x 2.87m) UPVC French doors leading out to garden, radiator, wood effect flooring, spot lighting, access into:

## Kitchen



18' 9" x 13' 5" (5.71m x 4.09m) Full range of high gloss modern units, cupboards and work surfaces, space for appliances, including dishwasher, washing machine and fridge/freezer, utility area providing further storage space with work surfaces and cupboards, UPVC window to rear and side aspect, tiled flooring, spot lighting throughout.

## First Floor

### Landing

Access to loft hatch, door leading to:

### Bedroom One



19' 2" x 9' 9" (5.84m x 2.97m) UPVC window to rear aspect, Juliette balcony to rear, radiator, spot lights, space for wardrobes.

# Property Details.

## Bedroom Two



14' 9" x 10' 4" (4.50m x 3.15m) UPVC window to front aspect, inset storage cupboard, radiator.

## Bedroom Three



10' 6" x 9' 6" (3.20m x 2.90m) UPVC window to front aspect, radiator.

## Bathroom



Low level W.C, panelled bath with shower attached, radiator, vanity wash basin.

## Outside



Outside the property offers an attractive rear garden, laid to patio with a large decking area to the rear, suitable for outside dining or entertaining. The garden is complete with three storage sheds which are to remain. To the front of the property offers a large frontage and driveway for multiple vehicles.

