



- Semi-Detached Family Home
- Three Bedrooms & First Floor Bathroom Suite
- Living/Dining Room
- Fitted Kitchen
- Ground Floor Cloak Room
- Generous Rear Garden
- Garage
- Drive Way For Three/Four Cars
- Sought After Village Location

### 140 Stour View Avenue, Mistley, Manningtree, Essex. CO11 1UF.

Set in the highly desirable riverside village of Mistley, with its excellent local shops, restaurants and Mainline Station with direct links to London, is this spacious and well maintained three bedroom semi detached home. The property enjoys generous, well proportioned accommodation throughout and being set within close proximity of the area's superb schooling, makes the perfect home for any growing family. Internally an entrance hall leads to two reception rooms, a conservatory, a modern fitted kitchen and a cloakroom completing the ground floor. On the first floor there are three sizeable bedrooms and a family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator.

### Cloakroom

Frosted window to rear, low level WC, pedestal wash hand basin, radiator.

### Kitchen



9' 11" x 6' 9" (3.02m x 2.06m) Range of base and eye level units with work surfaces over, electric oven, four ring gas hob, plumbing for washing machine and dish washer, space for fridge/freezer, tiled splash backs, serving hatch.

### Living Room



13' 3" x 12' 5" (4.04m x 3.78m) UPVC window to front, radiator, TV and telephone points, opening onto:

## Dining Room



9' 9" x 9' 1" (2.97m x 2.77m) Serving hatch radiator, sliding door to rear, under stairs cupboard.

## Conservatory

Of glazed/timber construction, with doors to rear garden. (The vendor has advised the conservatory is in a state of dis repair).

## First Floor

### Landing

Double airing cupboard, loft hatch to part boarded loft, storage cupboard.

### Bedroom One



12' 7" x 9' 6" (3.84m x 2.90m) UPVC window to front, radiator.

# Property Details.

## Bedroom Two



11' 3" x 9' 2" (3.43m x 2.79m) UPVC window to rear, radiator.

## Bedroom Three



9' 6" x 7' 3" (2.90m x 2.21m) UPVC window to front, radiator.

## Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, panel bath with electric shower over, fully tiled walls, radiator.

## Outside

To the front of the property there is a private driveway providing parking for several cars, this leads to a garage and gate providing side access.

## Rear Garden

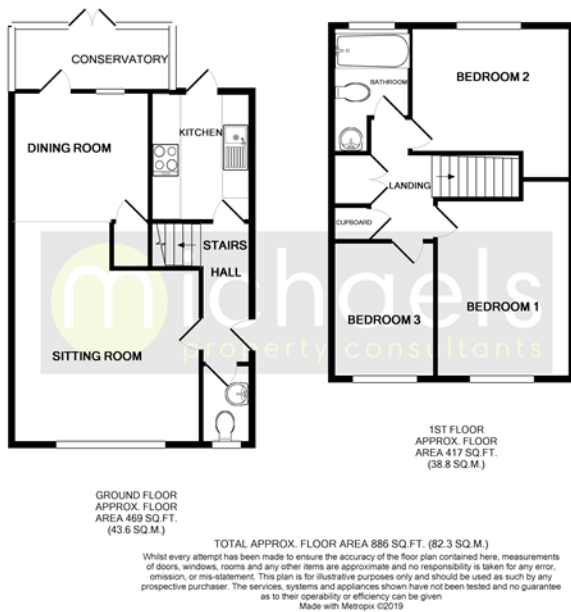


To the rear of the property there is an attractive private garden which is predominately laid with an established lawn and features various mature flowers and shrubbery.

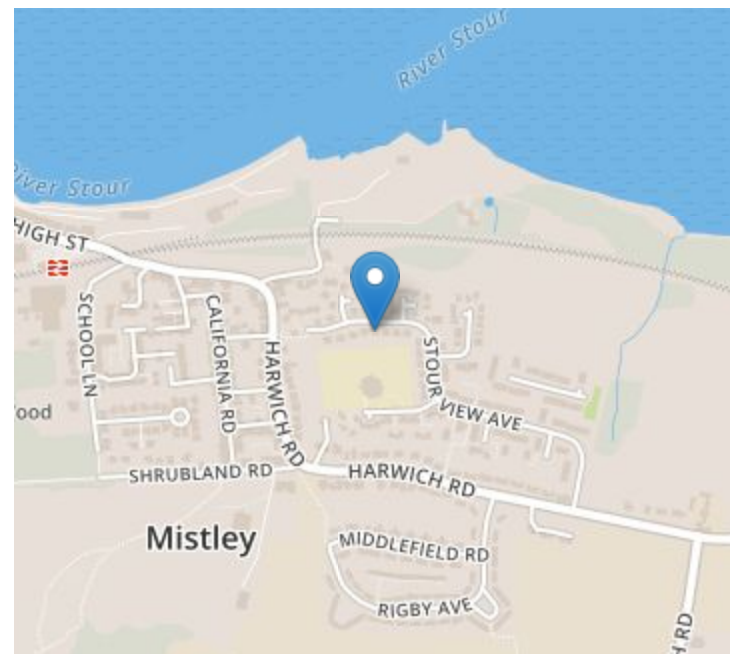


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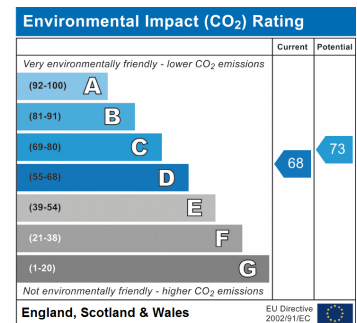
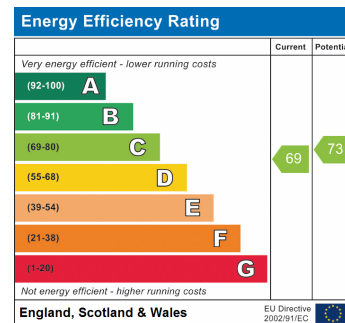
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.