



## 74 Brooklands Road, Brantham, Manningtree, Suffolk. CO11 1RP.

**\*\* Guide Price £550,000 to £575,000 \*\*** Offered to market in first class order is this excellent four bedroom detached family home, commanding a substantial and favourable plot, whilst offering views of the River Stour and residing in a popular and peaceful family orientated neighbourhood, within Brantham on the Essex/Suffolk border. Upgraded and improved by the current owners, it offers high specification finishes, combined with a wealth of reception and bedroom space throughout. Brantham neighbours the popular town of Manningtree. This excellent home is well-connected to neighbouring towns and cities via Manningtree Train Station, offering links to London Liverpool Street within the hour and also providing easy reach of the A12 corridor to both Ipswich & London. Manningtree is also a vibrant town that is nestled on the banks of the River Stour and is rich in history, offering a peaceful escape with its cosy pubs & restaurants, independent shops/boutiques and scenic riverside walks.



- Impressive Four Bedroom Detached Home
- Exceptional Rear Garden With Views Of River Stour
- High Specification Finishes & Modern Fitments Throughout
- Large Living/Dining Room
- Kitchen/Diner With Integrated Appliances
- Ground Floor Cloakroom
- Four Bedrooms
- First Floor Tiled Family Bathroom
- Garage Utilised As An Additional Bedroom./Study With Shower Room
- Garden Room With Full Power
- Wealth Of Off Road Parking On A Private Driveway

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# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, window to front aspect (with shutters), stairs to first floor, radiator, tiled floor, doors and access to:

### Cloakroom

Window to side aspect (with shutters), wash hand basin, W.C., 1/2 tiled walls and surround, tiled floor

### Dining Room



10' 0" x 9' 3" (3.05m x 2.82m) Window to side aspect (with shutters), radiator, tiled floor, inset cupboard, archway and opening to:

## Kitchen



12' 1" x 8' 2" (3.68m x 2.49m) Window to rear aspect (with shutters), tiled floor, door to side aspect (leading to rear garden)

A modern fitted kitchen comprising of; an array of grey tone base and eye level fitted units with worksurfaces over, a range of integrated appliances including; microwave oven, inset oven/grill and four ring hob with extractor fan over, fridge/freezer, dishwasher, washing machine and slimline wine cooler, inset sink with chrome mixer tap over

(please confirm all appliances at fixtures and fittings at the appropriate stage with your solicitor)

## Reception Room



19' 1" x 18' 6" (5.82m x 5.64m) Window to rear aspect & patio doors leading to rear garden (with shutters), window to front aspect (with shutters), radiator x2 herringbone style flooring

## First Floor

### Landing

Stairs to ground floor, inset cupboard, doors and access to:

# Property Details.

## Master Bedroom



12' 7" x 9' 10" (3.84m x 3.00m) Window to front aspect (with shutters), radiator

## Bedroom Two



12' 2" x 9' 10" (3.71m x 3.00m) Window to front aspect (with shutters), radiator

## Bedroom Three

9' 5" x 9' 3" (2.87m x 2.82m) Window to rear aspect, radiator

## Bedroom Four

9' 4" x 7' 1" (2.84m x 2.16m) Window to rear aspect, full-width mirror front wardrobes, radiator, inset storage

## Outside, Garage & Garden Room & Parking

### Garage Room

16' 11" x 7' 5" (5.16m x 2.26m) Window to front aspect (with shutters), herringbone style flooring, mirror front wardrobes, electric wall mounted heater, door to:

## Shower Room

W.C., pedestal wash hand basin, shower cubicle

## Garden Room



Patio doors, herringbone style flooring, full power

## Outside



Outside, the current owners boast a fantastic rear garden, with the raised patio area offering itself as the ideal place for al-fresco dining and outdoor seating - the perfect spot to enjoy sunset views over the River Stour. The remainder of the garden is predominately laid to lawn, with boundaries formed by panel fencing. The garden is further enhanced with an outdoor garden room with full power and could suit a vary of uses e.g. home office/beauty room. The garage has been utilised as an additional bedroom with electric heating and a shower room.

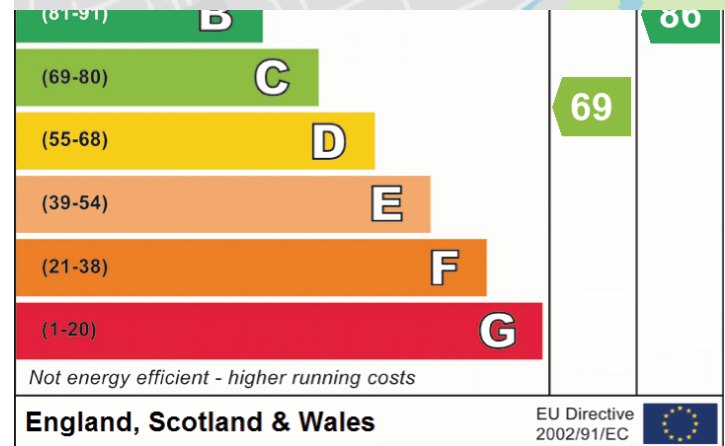
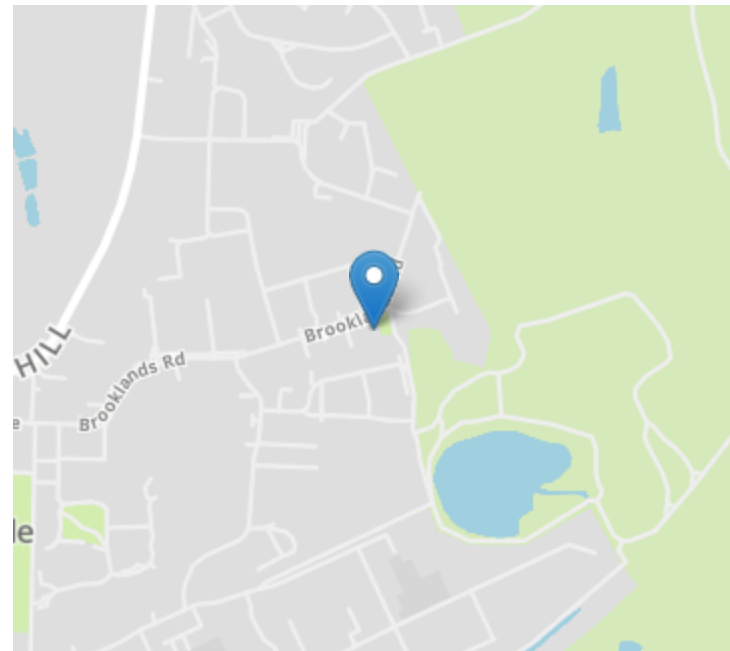
There is also an additional small section of garden/land that will come with the property as part of the purchase, positioned to the rear of the back fence line of the garden - (all interested parties should confirm this information with their legal representative).

# Property Details.

## Floorplans



## Location



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.