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- A One-Of-A-Kind Four Bedroom Detached Residence
- Positioned On A Prestigious Road In Mistley Village
- Backing On To Well-Manicured Gardens
- Integral Garage & Substantial Private Off Road Parking
- Four Double Bedrooms & Three En-Suite Bathrooms
- 27ft x 33ft Kitchen-Dining & Entertaining Space & Complete With Double Bi-Folding Doors
- Underfloor Heating Throughout The Ground Floor Accommodation
- Luxury Four Piece Family Bathroom Suite
- Full Range Of NEFF Appliances & Added Benefit Of A Water Softner
- Living Room, Separate Study & Utility Room

Paddock View, The Heath, Mistley, Manningtree, Essex. CO11 2QH.

An outstanding residence set in the picturesque & quaint village of Mistley. Originally and thoughtfully designed to combine style, space & luxury finishing touches throughout, with attention to detail considered throughout. This one-of-a-kind detached home is ideal for families who enjoy contemporary modern day living, whilst enjoying an enviable village lifestyle, all whilst offering convenient links to nearby larger towns and further travel connections. Mistley borders the ever popular town of Manningtree, home to estuary walks, independent boutiques, wine bars and eateries - with your new home, comes a guaranteed new lifestyle. Overlooking a well-manicured garden to the rear, it really is an aesthetic delight.



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Property Details.

Ground Floor

Entrance Porch

4' 8" x 8' 4" (1.41m x 2.55m) Glazed doors to front aspect, inner entrance door to:

Entrance Hall

With tiled flooring with heating under, LED spotlights, stairs rising to the first floor, cupboard, open to kitchen, door to garage, oak doors to;

Reception Room



18' 1" x 17' 4" (5.51m x 5.28m) With UPVC double glazed bay window to front, underfloor heating, feature fireplace with inset wood stove

Study

18' 1" x 6' 5" (5.51m x 1.96m) With UPVC double glazed window to side, LED spotlights.

Downstairs Cloakroom

With UPVC double glazed obscure window to side, finished with ROCA sanitary ware including W.C, wash hand basin

Open Plan Kitchen/Dining/Family Room



33' 5" x 27' 9" (10.19m x 8.46m)

Tiled floor throughout.

Kitchen:

A range of modern fitted base and eye level units with stone work surfaces over and inset sink, drainer and hose tap, inset full range of Neff appliances including; four inset oven/& or microwave ovens, inset hob with upstand and extractor fan over, dishwasher, fridge/freezer, wine cooler, drawer units under, water softener, kickboard and under counter lighting, central island unit with downlighters over and inset storage under.

Family/Dining Area:

With two sets of Bi-folding doors to the rear garden, skylight, LED spotlights, communication points, feature gas fired log burner effect stove,

Utility Room

12' 3" x 5' 8" (3.73m x 1.73m) With UPVC double glazed window to side aspect, door to side aspect, matching units to the kitchen with stone work surfaces over and space for appliances under, tiled floor, under counter lighting

First Floor

First Floor Landing

With vaulted ceiling, two Velux windows, UPVC double glazed window to front, radiator, airing cupboard, further storage cupboard, oak doors to;

Property Details.

Principal Bedroom



22' 6" x 20' 2" (6.86m x 6.15m) With UPVC double glazed French doors to Juliet balcony, UPVC double glazed window to side, radiator, oak door to walk in wardrobe.

En-Suite (1)

With UPVC double glazed obscure window to rear, finished with ROCA sanitary ware and comprising of; wall mounted towel rail, W.C, vanity wash hand basin, walk in shower cubicle with dual rain head, tiled floors and wall finish

Bedroom Two



18' 1" x 13' 1" (5.51m x 3.99m) With UPVC double glazed window to front, radiator, oak door to walk in wardrobe, access to:

En-Suite (2)

With UPVC double glazed obscure window to side, finished with ROCA sanitary ware and comprising of; wall mounted towel rail, W.C, vanity wash hand basin, walk in shower cubicle with dual rain head, tiled floors and wall finish

Bedroom Three

18' 1" x 12' 4" (5.51m x 3.76m) With UPVC double glazed window to rear, radiator, oak door to walk in wardrobe.

En-Suite (3)

With UPVC double glazed obscure window to side, finished with ROCA sanitary ware and comprising of; wall mounted towel rail, W.C, vanity wash hand basin, walk in shower cubicle with dual rain head, tiled floors and wall finish

Bedroom Four

12' 5" x 10' 3" (3.78m x 3.12m) With UPVC double glazed window to front, radiator.

Family Bathroom Suite



A luxury four piece bathroom suite finished with ROCA sanitary ware and comprising of; wall mounted towel rail, W.C, vanity wash hand basin, walk in shower cubicle with dual rain head, feature free standing bath tub, tiled floors and wall finish

Outside, Garden, Garage & Parking

Substantial off road parking can be found on a private front driveway for multiple vehicles, with side access to the rear garden at either side and secured by electric gates. Positioned between two further executive residences and occupying a substantial plot, the rear garden features a stunning patio area with the remainder laid to lawn with inset shrubs. Borders are formed of well maintained hedge boundaries and fencing. To the rear of the garden an excellent glazed summer house is on offer, with an extended patio providing the ideal place for outdoor dining & seating furniture. Downlighters strike the exterior of the property in the evening.

An array of storage sheds and stores are positioned to the side of the property, without restricting the side access. Finally, there are also hard and soft water outdoor taps and a warm water dog wash available.

Additional Information

Please be advised other additions include:

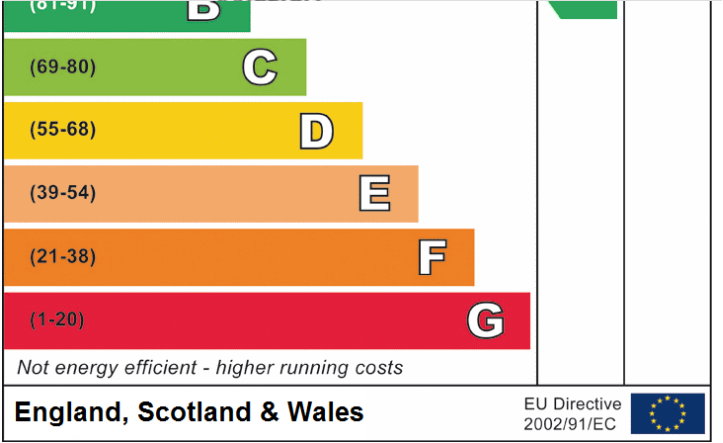
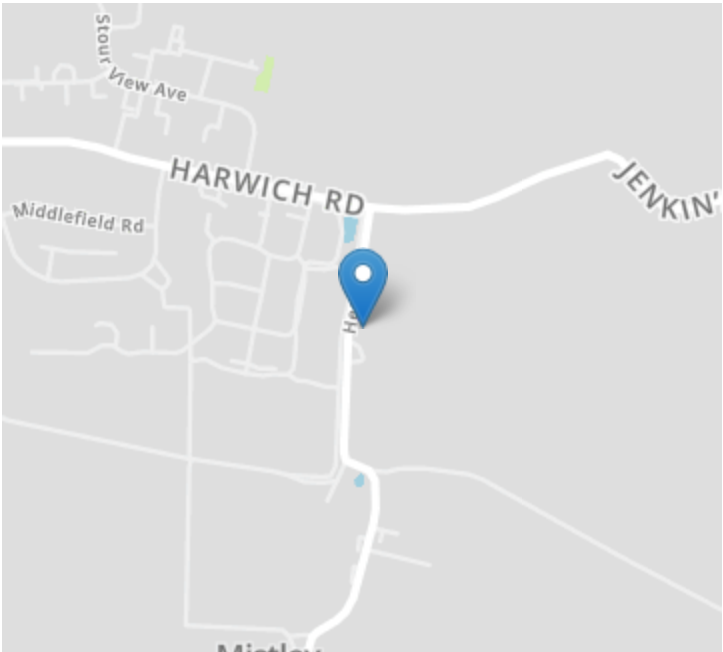
- 1) One of the integrated ovens is a steam oven.
- 2) The kitchen sink benefits from a waste disposal unit.
- 3) Cat 6 internet wiring throughout, providing hard wired internet connections to most rooms.
- 4) Recirculating hot water system, providing instant hot water at every tap.

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.