



- Executive Four Bedroom Detached Residence
- **A Rated EPC**
- Extended & Improved Throughout Its Cherished Ownership
- Favourably Positioned In The Ever Popular Village Of Mistley, Manningtree, Essex
- Generous Gardens, Excellent Frontage, Cart Lodge & Garage
- Two Reception Rooms
- Focal Kitchen/Dining/Family Space
- Four Impressive Double Bedrooms
- Two En-Suite Shower Rooms & A Four Piece Family Bathroom
- Utility & Downstairs Cloakroom

Wisteria House, The Heath, Mistley, Manningtree, Essex. CO11 2QH.

'Wisteria House' is a prestigious and upgraded example of a four bedroom detached house, improved dramatically with enviable specifications and is also presented to the open market in first class order. Commanding a favourable position within the popular village of Mistley, Manningtree, it offers tranquil and peaceful living whilst also being within moments of the scenic village that surrounds it - full of independent shops, restaurants/wine bar, amenities and a mainline station offering frequent links to London Liverpool Street & Norwich. Residing on a plot of 0.31 acres whilst supported by well-manicured gardens and exceptional frontage, whilst also backing on to open farmland, this turn key home approaching 3300 sqft is certainly not to be missed.



Property Details.

Ground Floor

Entrance Hall

Snug/Play Room/Study



16' 2" x 14' 0" (4.93m x 4.27m)

Reception Room



21' 8" x 17' 6" (6.60m x 5.33m)

Kitchen/Dining/Family Room



Utility Room

Ground Floor Cloakroom

First Floor

First Floor Landing

Master Bedroom



17' 7" x 16' 10" (5.36m x 5.13m)

En-Suite Shower Room (Master)



Bedroom Two



16' 2" x 14' 4" (4.93m x 4.37m)

Property Details.

En-Suiter Shower Room (2nd)



Bedroom Three



15' 10" x 11' 9" (4.83m x 3.58m)

Bedroom Four



15' 10" x 9' 11" (4.83m x 3.02m)

Family Bathroom



Outside, Garden, Cart Lodge & Garage



Outside, the impressive extension with cedar wood finish proves to be aesthetically pleasing, completed with wall mounted down lights. Having been recently landscaped to a very high standard, a private enclosed rear garden features; a large patio area, pergola, mature and surrounding hedgerow and is predominately laid to lawn. Secure gated side access leads to the front drive, where the double cart lodge and garage can be found. The garage is accessible via an electric up and over roller door, whilst there is also a large room positioned above, accessible via a cast iron staircase.

Additional Notes

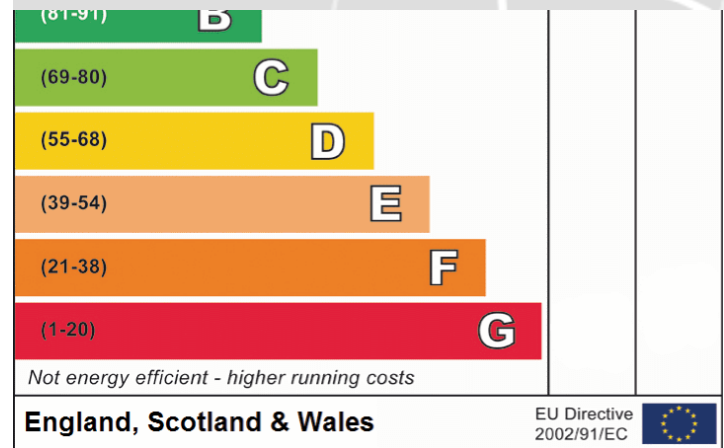
The property is also supported by solar power, with solar panels attached to the outer side of the cart lodge roof.

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.