



- Close to Bus Route, Railway Station, Schools and Shops
- Three Bedroom Semi-Detached House
- Off Road Parking
- Large & Private Rear Garden
- Utility Room & Cloak Room
- Family Bathroom & En Suite to Master
- No Onward Chain

## 7 Cansey Lane, Bradfield, Manningtree, Essex. CO11 2XE.

A Spacious three bedroom semi detached house is located in the sought after village of Bradfield. Offering superb access to the village's local primary school, shop, bus stops and just a short drive away from Manningtree Town's train station. Which has direct links back into London Liverpool Street. This home offers any family a comfortable place to live. Internally the house is very spacious. Its main highlights are a bright and separate living room, open planned kitchen/dining room, separate utility room, cloakroom, three bedrooms, family bathroom and an en suite off of the master bedroom. Early viewings are strongly advised.



# Property Details.

## Ground floor

### Entrance hall

5' 0" x 8' 0" (1.52m x 2.44m) Radiator, access to cupboard under the stairs, stairs up and doors to;

### Living Room



11' 4" x 15' 1" (3.45m x 4.60m) Windows to front and rear, and radiator.

### Kitchen/Dining room



17' 0" x 15' 8" (5.18m x 4.78m) Windows to front and rear, radiator, range of eye and low level fitted units with work surface over, inset stainless steel sink, free standing gas cooker with electric hob to remain, as well as free standing fridge/freezer and dishwasher to remain (STN) and doors to;

## Utility room



11' 3" x 5' 10" (3.43m x 1.78m) Windows and doors to rear, access to newly installed boiler, free standing washing machine and tumble dryer to remain (STN) door to;

## Cloakroom



6' 10" x 2' 5" (2.08m x 0.74m) W/C, and wash hand basin.

## First floor

### Landing



7' 9" x 6' 4" (2.36m x 1.93m) Window to front, access to loft, and doors to;

# Property Details.

## Master bedroom



9' 11" x 10' 6" (3.02m x 3.20m) Window to front, radiator, built in floor to ceiling wardrobes, with access through to en suite.

## En suite



4' 2" x 10' 3" (1.27m x 3.12m) Window to rear, heated towel rail, fully tiled flooring, separate single shower cubicle with rain shower head, vanity sink unit and W/C.

## Bedroom two



10' 4" x 7' 2" (3.15m x 2.18m) Window to rear and radiator.

## Bedroom three

8' 8" x 7' 7" (2.64m x 2.31m) Window to front and radiator.

## Family bathroom



7' 4" x 6' 0" (2.24m x 1.83m) Window to rear, fully tiled flooring, heated towel rail, vanity sink unit, single panelled bath with over head shower and W/C.

## Outside

### Garden

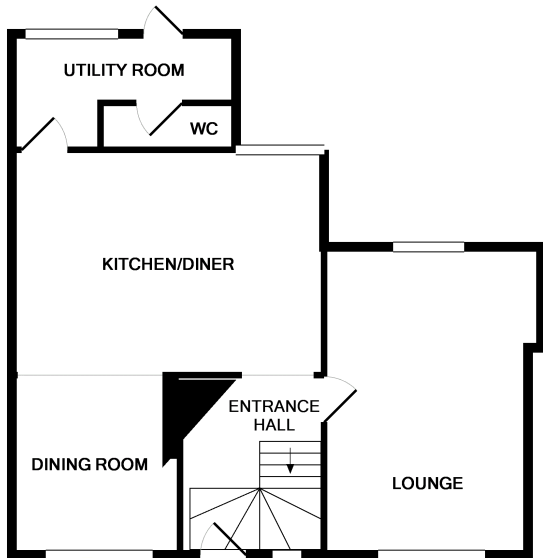


The property as previously mentioned benefits from a large private rear garden. Surrounded by tall mature conifers its has created an ideal space for any family to enjoy being outside. Most of the garden consists of grass however there is a rather pleasant decking area which is suitable for outside furniture. The house does have sheds positioned at either end of the garden and they will both be remaining.

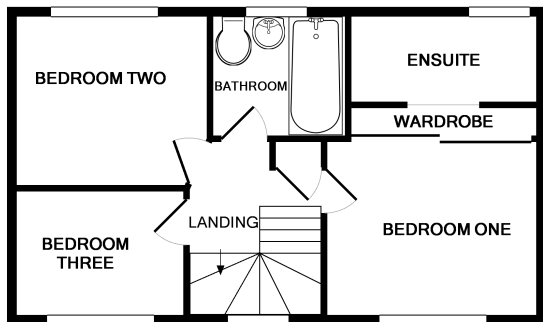
At the front of the house there is off road parking for several vehicles.

# Property Details.

## Floorplans



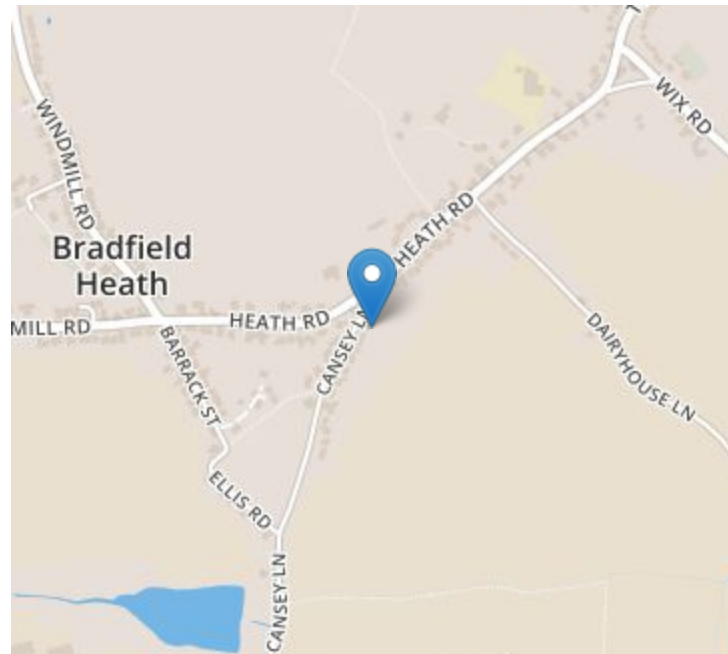
**GROUND FLOOR**



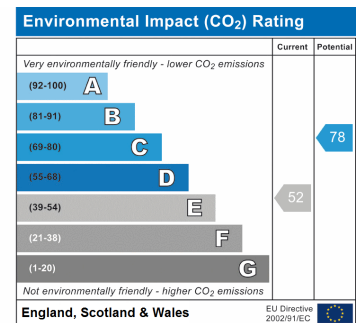
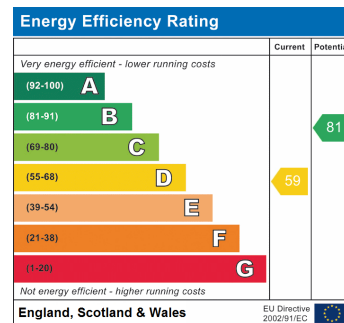
**1ST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

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property consultants