

**Storeys Road, Brantham**  
**CO11 1FP**  
**£305,000 Freehold**

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- VILLAGE LOCATION
- END TERRACE MODERN HOUSE
- TWO BEDROOMS
- GLOSS FRONTED KITCHEN WITH APPLIANCES
- FRENCH DOORS TO GARDEN
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- DOUBLE GLAZING
- DRIVEWAY WITH AMPLE PARKING
- ACCESS TO MANNINGTREE MAINLINE STATION

**\*\* AN IMMACULATE IMPROVED TWO BEDROOM MODERN HOUSE**

**IDEALLY SUITING A YOUNG FAMILY\*\***

A great opportunity to acquire this lovely end terrace home on this frequently requested development in the popular village of Brantham, just outside the neighbouring town of Manningtree with its shops, facilities and all important, mainline railway station.

The property benefits from all of the modern everyday needs and includes modern fitted kitchen with appliances, good sized lounge/diner with French doors to garden and feature freestanding multi fuel burner. En-suite to the principal bedroom, family bathroom and ground floor cloakroom,

Outside the rear garden has a large patio area whilst the front garden is open plan with a good sized block paved driveway providing ample off road parking.





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

10' 2" x 3' 4" (3.10m x 1.02m)

Double glazed entrance door, LVT flooring, radiator. staircase to first floor landing.

#### **KITCHEN**

9' 11" x 6' 1" (3.02m x 1.85m)

Double glazed window to front elevation. Ceramic sink unit with mixer tap inset to work top with cupboards under, a range of modern gloss fronted units with adjacent work tops, wall mounted matching units. Concealed Logic wall mounted combi gas boiler, under unit lighting, stainless steel style filter hood over four ring gas hob and electric oven under. Integrated washing machine, integrated slimline dishwasher, integrated fridge/freezer. Kick board courtesy lighting and LVT flooring.

#### **LIVING/DINING ROOM**

15' 5" x 9' 7" (4.70m x 2.92m)

Two double glazed picture windows and double glazed French doors to garden, double glazed window to side elevation, radiator. Under stairs storage cupboard, corner mounted freestanding multi-fuel burner on hearth, LVT flooring.

#### **CLOAKROOM**

5' 1" x 2' 11" (1.55m x 0.89m)

Double glazed window to side elevation, extractor fan, radiator. Low level WC and pedestal corner wash hand basin with tiled splash back, LVT flooring.



## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

10' 0" x 9' 9" (3.05m x 2.97m)

Double glazed window to rear elevation, radiator.

### **EN-SUITE SHOWER ROOM**

10' 0" x 3' 0" (3.05m x 0.91m)

Double glazed frosted window to side elevation, extractor fan, heated towel radiator. Low level WC, pedestal wash hand basin with mixer tap and splash back and shower cubicle with shower unit and folding screen door, tiled flooring.

### **BEDROOM TWO**

13' 3" x 9' 5" (4.04m x 2.87m)

Two double glazed windows to front elevation, radiator. Built-in bulkhead storage cupboard.

### **BATHROOM**

6' 8" x 6' 1" (2.03m x 1.85m)

Extractor fan, heated towel radiator. Low level WC, pedestal wash hand basin with mixer tap and tiled splash back and panel bath with mixer tap and separate shower over, shower screen. Part tiled walls and tiled flooring.

### **FRONT GARDEN**

Open plan with lawn area, coloured stones, paved pathway to door and block paved driveway for off road parking with side access.

### **REAR GARDEN**

Large paved area, log store, lawn garden with timber shed, outside power point, water tap and courtesy lighting. South westerly facing.

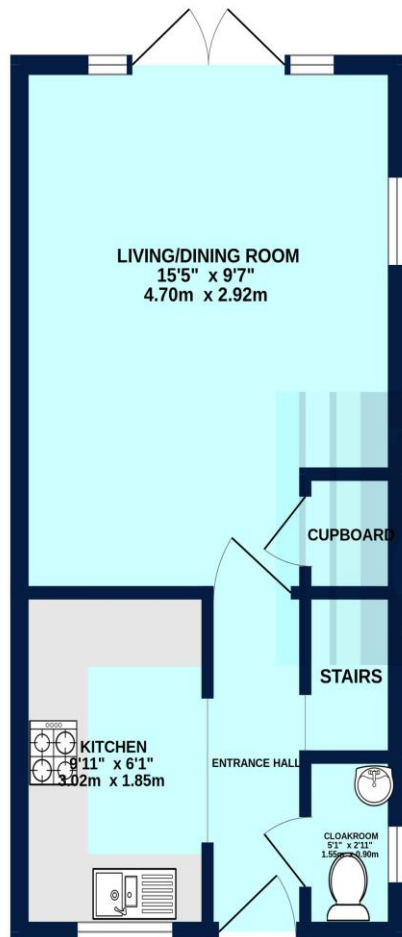




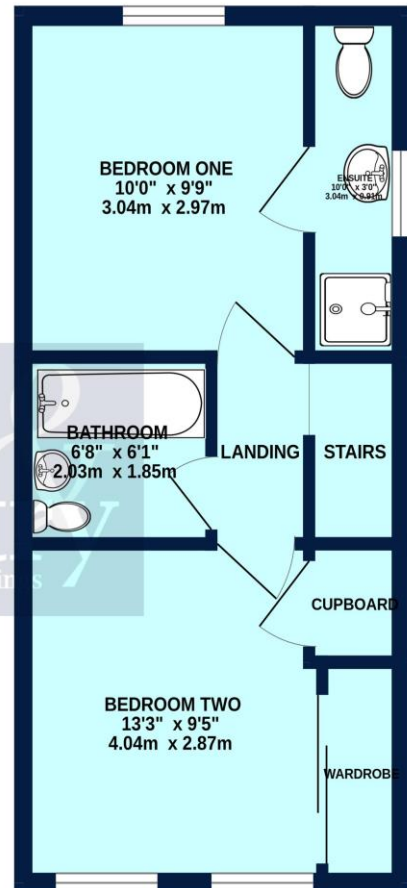


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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