



Factory Lane, Cattawade  
Guide Price £375,000

## Factory Lane

Nestled along the serene banks of The River Stour, this charming end terrace cottage presents an extraordinary opportunity for first-time buyers, growing families, or those yearning for a waterside lifestyle. Recently transformed through a series of elegant extensions, this three-bedroom home blends the comfort of modern living with the tranquillity of a rural retreat.

Step inside to discover a spacious entrance hallway that offers versatile space for a cosy study nook or a practical boot area. The expansive living and dining area beckons family gatherings, while the well-appointed kitchen diner, complete with stylish double doors and a striking roof lantern, invites natural light and opens out to the inviting rear garden.

Upstairs, each of the three bedrooms offers a restful sanctuary, and the beautifully appointed family bathroom, featuring a freestanding bath and separate shower, provides a luxurious haven for relaxation.

The outside space is just as impressive, with a good-sized, enclosed rear garden offering a private escape. A rear gate opens directly onto a slipway, presenting a unique lifestyle choice for those keen to enjoy a paddleboard excursion along the picturesque river, connecting to the idyllic village of Dedham or the vibrant community of Manningtree.





- THREE BEDROOM END TERRACE HOME
- EXTENDED AND RENOVATED
- BACKING ONTO TWO OF THE RIVER STOUR'S PUBLIC SLIPWAYS
- KITCHEN/DINER
- SPACIOUS ENTRANCE HALLWAY
- ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED
- SOUGHT AFTER LOCATION
- EV CAR CHARGING POINT

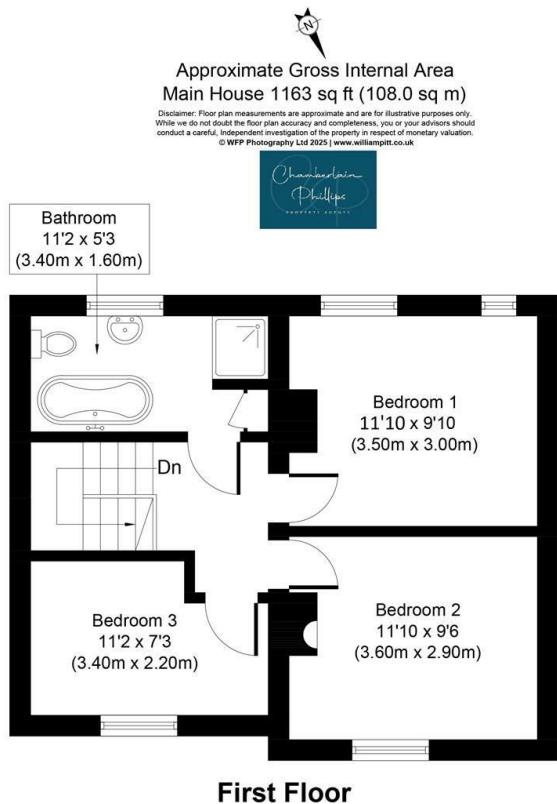
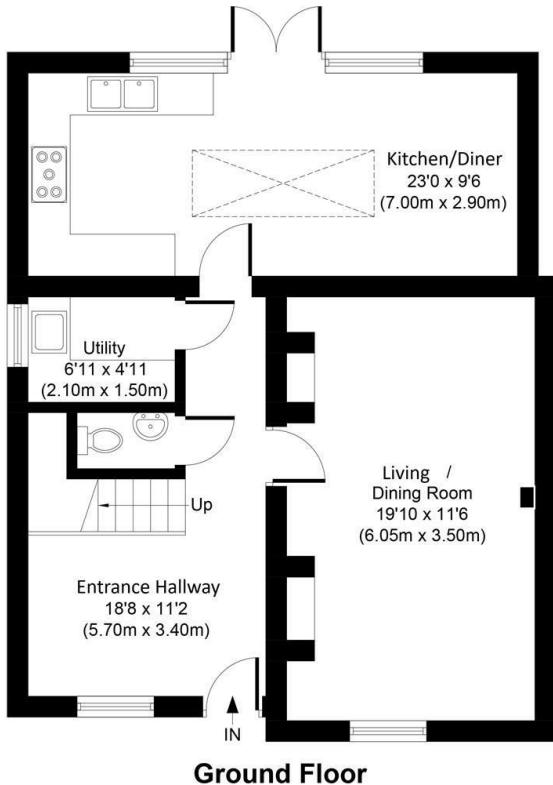
#### LOCATION:

Brantham is a large village in the Stour Valley set between the Suffolk Coasts and Heath and Dedham Vale National Landscapes (AONB's). The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.

Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway only some 20 - 25 minute walk provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents notes:  
Tenure - Freehold  
Council Tax - Band A  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Electric underfloor to ground floor and radiators to first floor via gas boiler.  
Mobile Availability - EE - 80% / O2 - 67% / Vodafone - 68% / Three - 67%  
Broadband Availability - Ultrafast is available

## Floor Plan



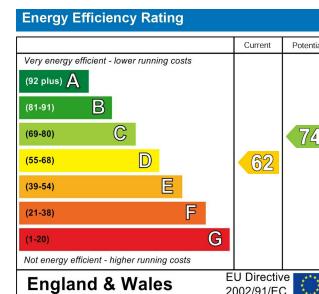
## Area Map



## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



Council Tax Band - A

Tenure - Freehold

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