



Manningtree Road, Stutton  
£425,000

## Manningtree Road, Stutton

Chamberlain Phillips is delighted to introduce a marvellous three-bedroom detached house, an ideal abode for families looking for a blend of modern living and village charm.

This extended property showcases a beautiful, brand new kitchen, accessed off of the welcoming entrance hallway, with door into an open plan living and dining space, complete with bi-folding doors opening onto a splendidly large rear garden. The ground floor also boasts a separate study, perfect for home working or as a quiet homework corner for the children. Set in the highly sought-after village of Stutton, the home offers a tranquil setting for family life, without compromising on connectivity and convenience.

Upstairs, the three well-proportioned bedrooms offer ample space for a growing family. The main bedroom is further enhanced by a dressing room, providing the opportunity to create an en-suite shower room. The family bathroom has been tastefully re-fitted, ensuring a touch of luxury for all family members.

The outside space is nothing short of spectacular, with a very generous garden featuring a patio area for al fresco dining, roller garage door with access to the off-road parking space suitable for multiple vehicles through the car-port, and a dedicated children's play area. This delightful home ticks all the boxes for those wishing to find their perfect family retreat in the countryside.





- THREE BEDROOM, EXTENDED DETACHED HOME
- GENEROUS GARDENS
- DRESSING ROOM TO BEDROOM ONE
- NEW KITCHEN
- SOUGHT AFTER VILLAGE LOCATION
- CAR PORT WITH ROLLER DOOR
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- OPEN PLAN LIVING WITH BI-FOLDING DOORS TO REAR GARDEN
- SEPARATE OFFICE SPACE
- VIEWING ADVISED

#### LOCATION:

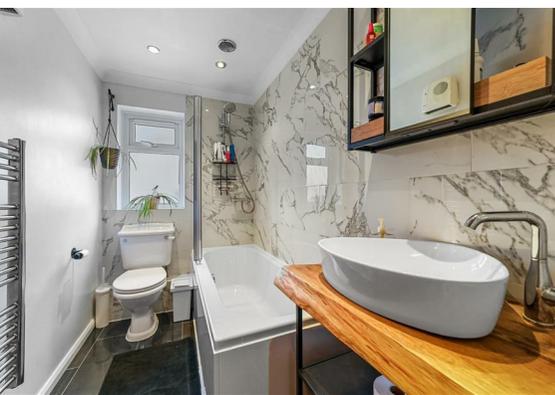
Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy.

The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water.

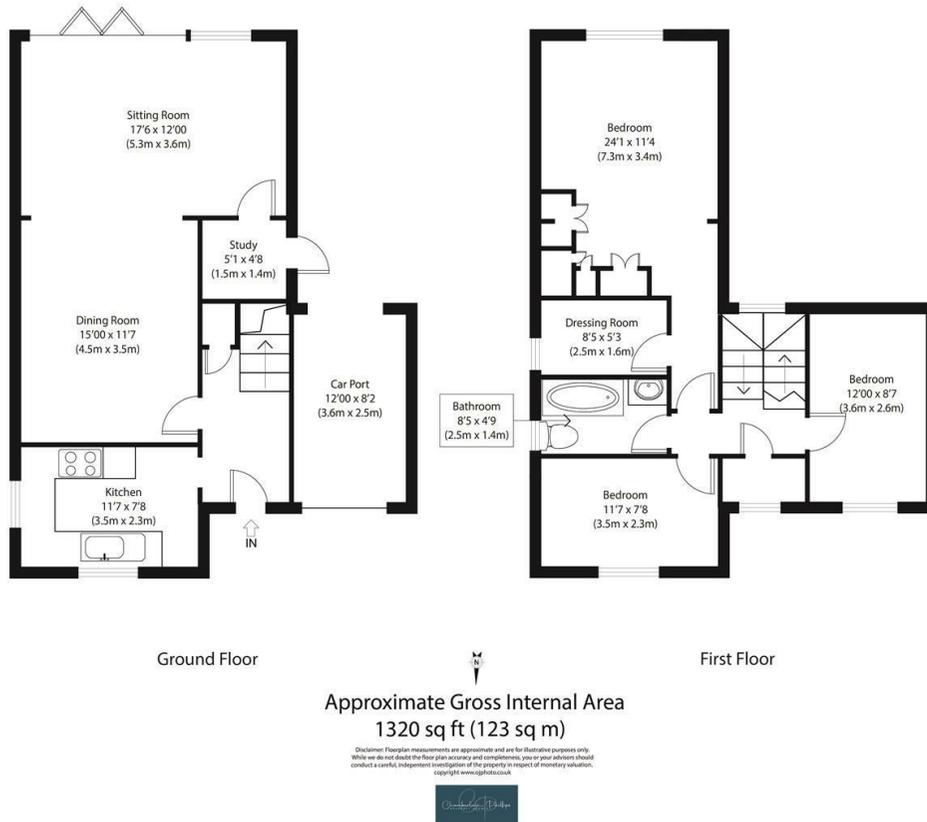
This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

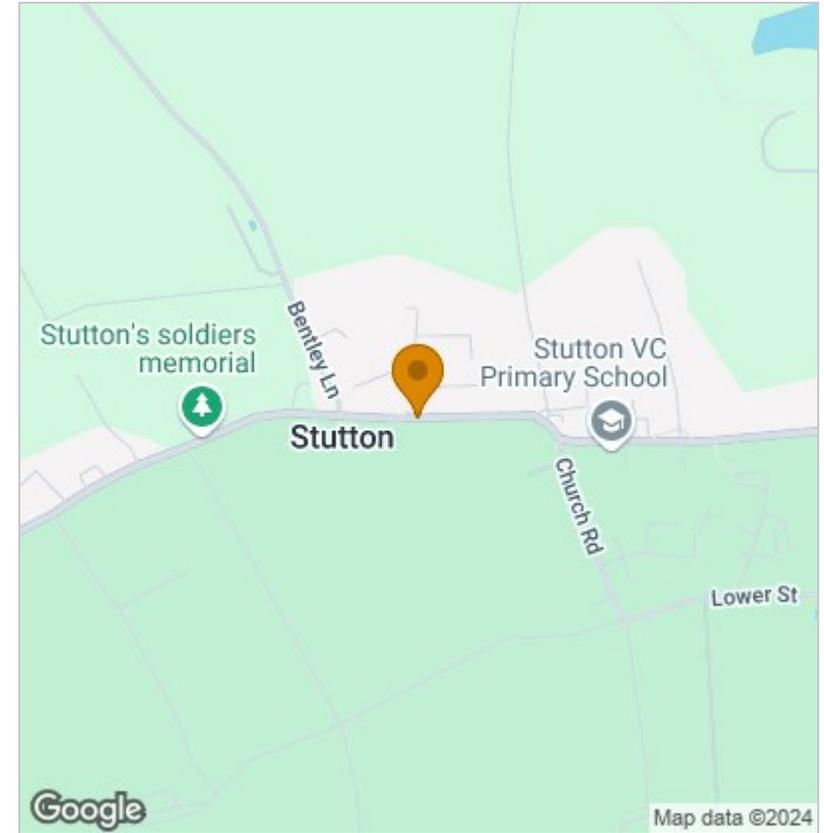
Agents notes:  
Tenure - Freehold  
Council Tax - Band D  
Services - Mains Electric/Water/Drainage  
Heating - Electric



## Floor Plan



## Area Map



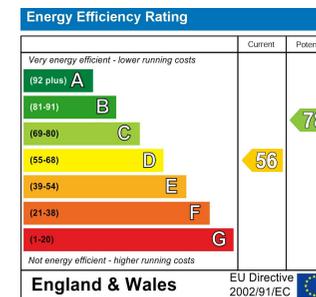
## Viewing

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

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## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold