



Poppy Field, Brantham
£325,000

Poppy Field, Brantham

Step into modern living with this well presented two bedroom home, ideally situated in a popular residential location. Offering an en-suite to the principal bedroom, allocated parking and a private rear garden, the property would make an excellent purchase for first-time buyers, a small family, or investors seeking a ready-to-let opportunity.

The accommodation begins with a welcoming entrance hall featuring laminate flooring and underfloor heating, which continues throughout the ground floor, along with a useful storage cupboard. The ground floor cloakroom is fitted with a W.C. and wash hand basin.

The kitchen features contemporary style modern units and includes an integrated oven and hob, integrated dishwasher, space for a washing machine, tiled flooring and inset spotlights, creating a practical and well equipped cooking space.

To the rear, the lounge/dining room is bright and inviting, benefitting from laminate flooring and French doors opening onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living.

Upstairs, the first-floor landing provides access to two bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from a built-in wardrobe and a modern en-suite comprising a shower cubicle, W.C. and wash hand basin. Bedroom two is a generous size and ideal as a guest room, nursery or home office. The family bathroom is fitted with a panel bath with shower over, wash hand basin and W.C.

Externally, the property benefits from allocated parking to the front. The private rear garden is mainly laid to lawn with a patio seating area, enclosed by wood panel fencing, and includes a shed which will remain.





- POPULAR LOCATION
- TWO BEDROOMS
- ALLOCATED PARKING
- GROUND FLOOR CLOAKROOM
- ENSUITE TO PRINCIPLE BEDROOM
- APPROX 2.3 MILES FROM MANNINGTREE MAINLINE STATION
- KITCHEN WITH INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- FIELD VIEWS TO REAR

LOCATION:

Brantham is a vibrant village nestled in the scenic Stour Valley, home to a community of over 2,300 residents. Surrounded by picturesque countryside, it borders the River Stour and is close to charming villages such as Stutton, Tattingsstone, East Bergholt, and Flatford an area famously known as Constable Country for inspiring the works of artist John Constable.

The village boasts a range of amenities, including churches, pubs, a local food store with a Co-op, a café, a veterinary clinic, three play areas, and both a preschool and primary school.

Ideally positioned between Ipswich, the county town of Suffolk, and the historic city of Colchester in Essex, Brantham offers easy access to a variety of shops, restaurants, and entertainment venues via public transport or car.

Just across the River Stour lies Manningtree, England's smallest market town, with a railway station providing direct links to London, Norwich, Harwich, Felixstowe, and the scenic beaches of the Sunshine Coast.

Agents Notes:

- Tenure - Freehold
- Council tax - Band C
- Services - Mains electric/Mains Drainage/Mains water/Mains gas
- Heating - Gas boiler
- Mobile - All networks are available
- Broadband - Standard/Superfast & Ultrafast available.
- Development Fee - An annual development maintenance charge is payable currently £447.00 (Paid quarterly).

Floor Plan



Approximate Gross Internal Area
930 sq ft (86 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.chamberlainphillips.co.uk



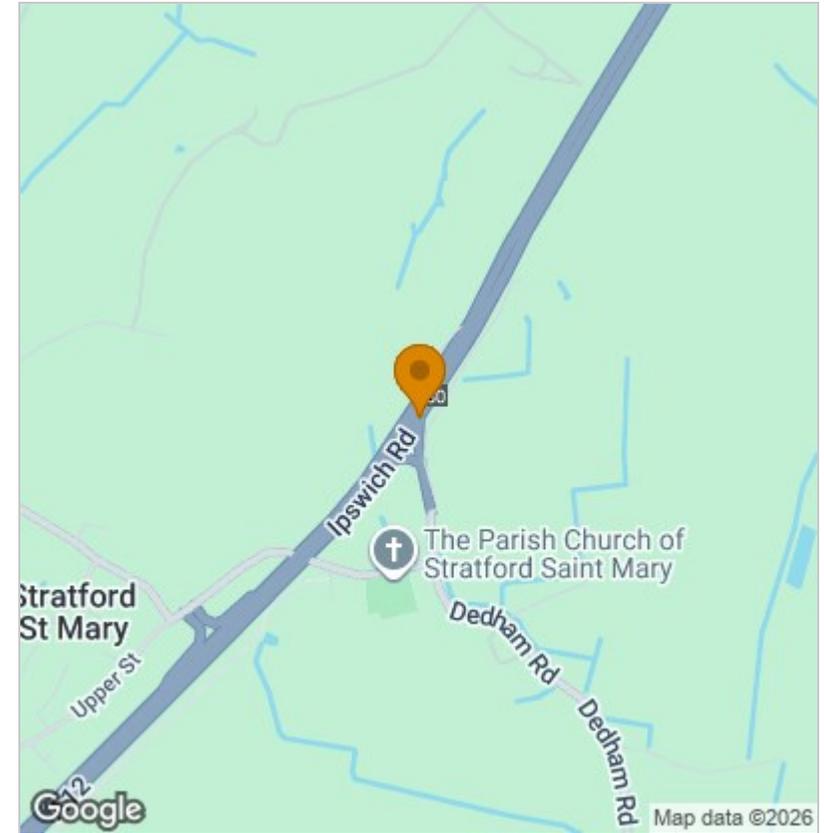
Viewing

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.

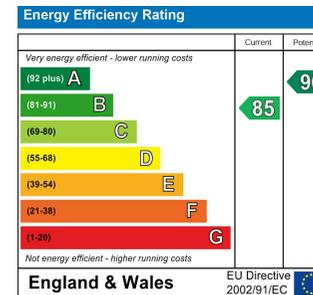
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold