



New Village, Brantham  
£325,000

## New Village

This well-presented three-bedroom semi-detached home is ideally suited to first-time buyers and families, offering comfortable and practical living within a popular and well-established community in Brantham.

The ground floor features a bright and inviting living room that flows naturally into a dining area, creating an excellent space for both everyday living and entertaining. The kitchen, re-fitted just over a year ago, is finished to a modern standard and provides ample storage and workspace, while a convenient downstairs bathroom completes the accommodation.

To the first floor are three well-proportioned bedrooms, each offering flexible accommodation suitable for family living, home working, or guest use.

Externally, the property benefits from off-street parking via a front and side driveway, along with an enclosed rear garden that provides a safe and private outdoor space ideal for children, pets, or relaxing.



- THREE BEDROOM SEMI DETACHED HOME
- RECENTLY RE-FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- VIEWING ADVISED

**LOCATION:**

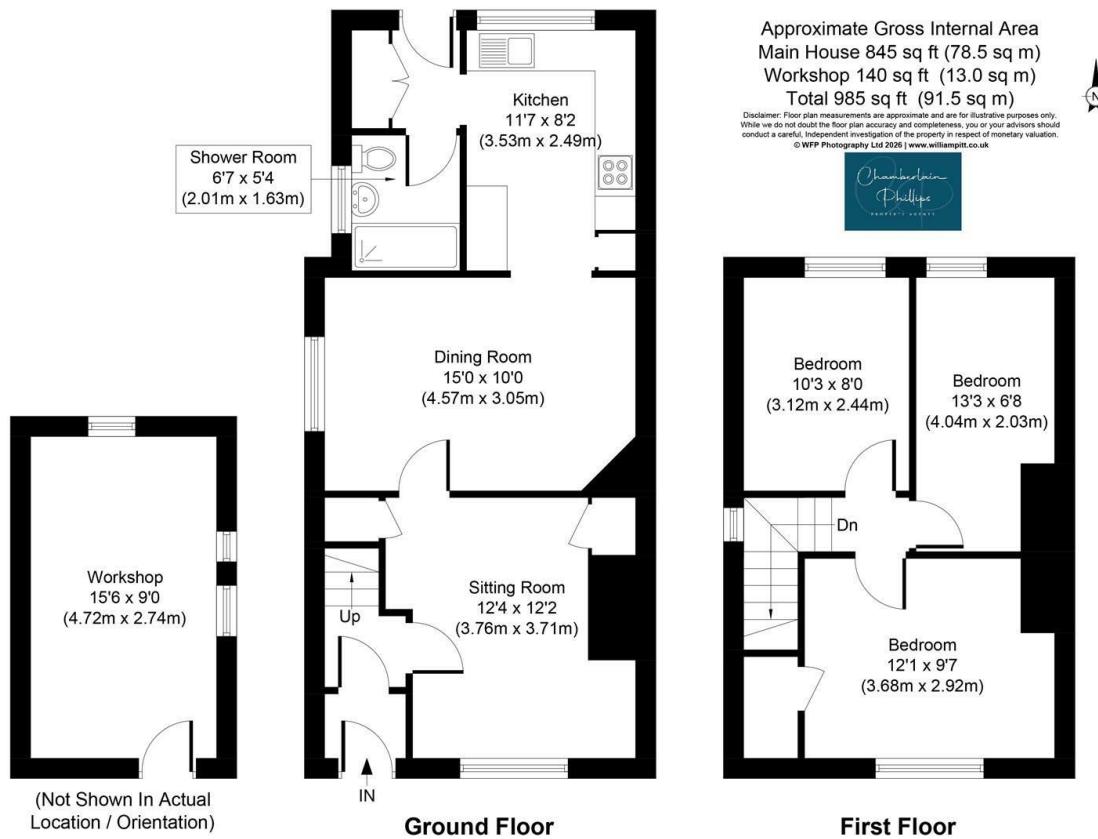
Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable 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 provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Branham 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 B  
 Services - Mains  
 Gas/Electric/Water/Drainage  
 Heating - Gas fired radiators  
 Mobile Availability - EE - 80% / o2 - 67% / Vodafone - 68% / Three - 67%  
 Broadband Availability - Ultra-fibre broadband is currently installed



## Floor Plan



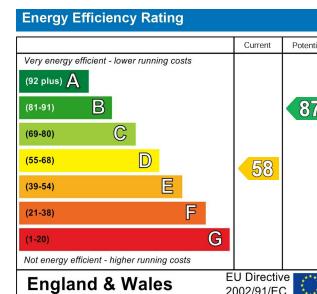
## Area Map



## 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 - B

Tenure - Freehold

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