



Propino Way, Mistley  
Offers In Excess Of £475,000

## Mistley

Set within an ever-requested development on the edge of Mistley, this attractive "Spinnaker" design link-detached home, built by Hopkins Homes less than five years ago, offers the ideal balance of village charm and excellent connections. Mistley railway station is just moments away, while the historic riverside town of Manningtree, with its independent shops, cafés and rail links to London Liverpool Street, can be easily accessed.

The light-filled interior provides versatile family living, featuring a welcoming reception hall, sitting room with a feature gas fireplace, a contemporary kitchen/breakfast room complete with integrated appliances, a separate dining room ideal for entertaining, and a utility room for added convenience, whilst a ground floor cloakroom completes the accommodation. Upstairs, there are four generous double bedrooms, with two boasting en-suites and fitted wardrobes, complemented by a well appointed family bathroom.

Outside, the home continues to impress with a driveway and carport leading to a 22ft garage. The rear garden enjoys a private, unoverlooked aspect with a patio for summer dining, along with additional space behind the garage that lends itself perfectly to a garden studio or home office.

Further benefits include the remainder of the NHBC warranty and no onward chain, making this a stylish home in a highly desirable setting.





## Property Setting:

The picturesque village of Mistley, adjoining Manningtree, offers a wonderful blend of riverside charm, local heritage, and excellent connections. Set on the banks of the River Stour, Mistley is well known for its historic quay, graceful Mistley Towers, and resident swan population, creating a truly characterful setting.

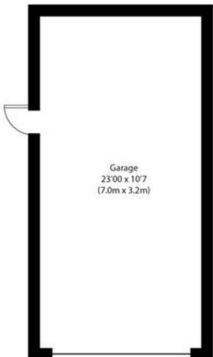
The village itself provides a range of amenities, including its own railway station with direct services into London Liverpool Street, making it ideal for commuters. Locally, residents can enjoy freshly prepared fish and chips from Mistley Fishery, fine dining at the renowned Mistley Thorn bistro, and a welcoming selection of pubs and independent shops. Manningtree town centre is just minutes away, offering further facilities including supermarkets, cafés, and a variety of services.

Outdoor enthusiasts are spoilt for choice, with beautiful countryside and riverside walks on the doorstep, as well as opportunities for sailing, wildlife watching, and exploring the wider Dedham Vale Area of Outstanding Natural Beauty.

## AGENTS NOTES:

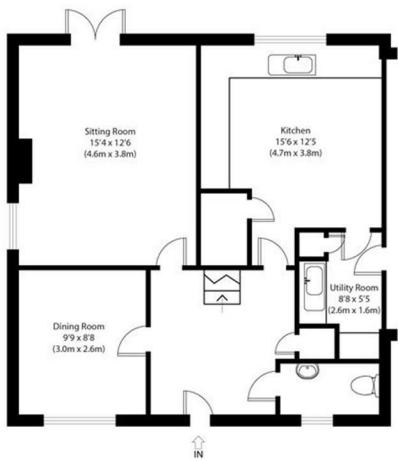
Heating - Gas via radiators  
Services Connected - Mains  
Electric/Gas/Water/Drainage  
Council Tax Band - E  
Tenure - Freehold  
Mobile Coverage Indoor: Alll other networks are likely  
Broadband: Ultrafast broadband is available at this address - Fibre to property  
\* Development fee payable annually currently £132.40 PA

## Floor Plan

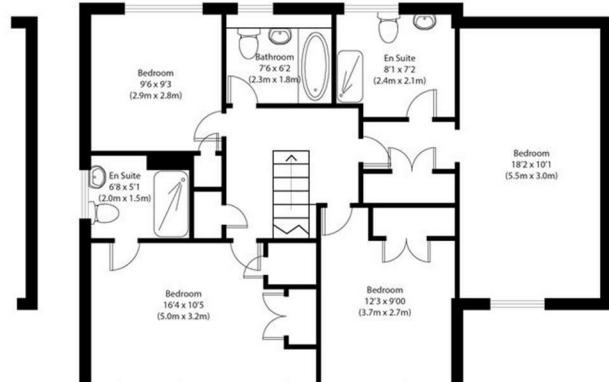


Approximate Gross Internal Area  
 Main House 1505 sq ft (140 sq m)  
 Garage 245 sq ft (23 sq m)  
 Total 1750 sq ft (163 sq m)

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.photohousegroup.co.uk



Ground Floor

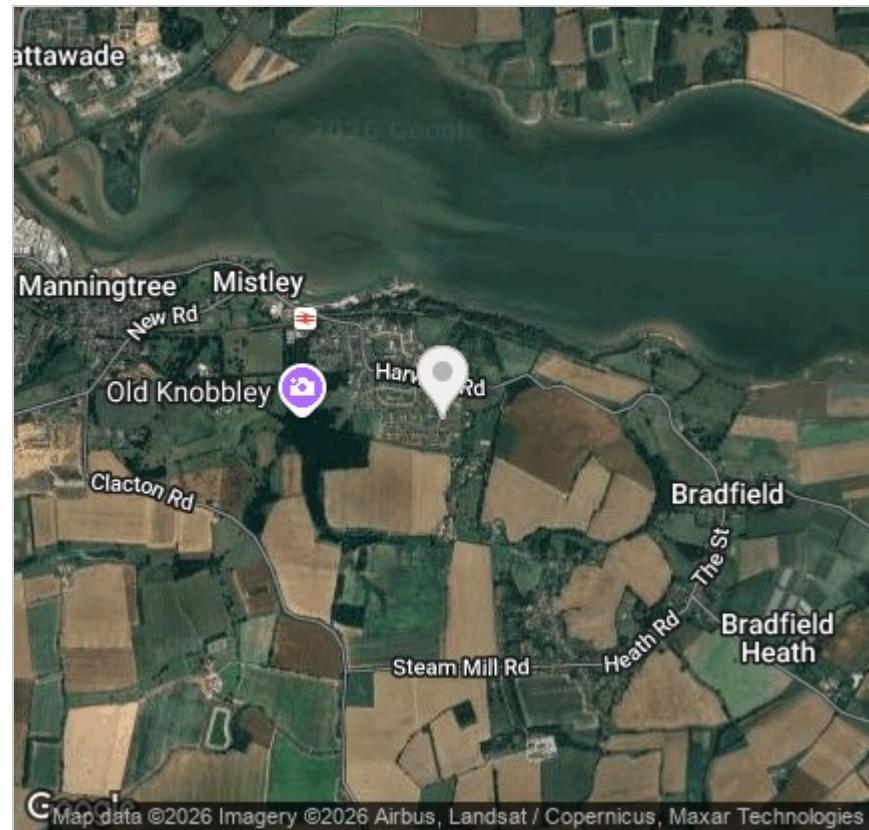


First Floor

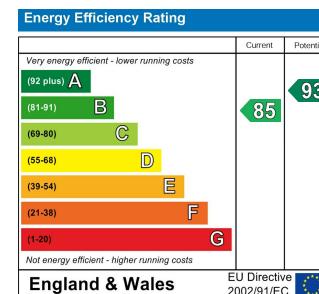
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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