





Grimwade Close,Brantham Manningtree CO11 1QY

william h brown

welcome to

Grimwade Close, Brantham Manningtree

Situated in a quiet cul-de-sac location in the popular village of Brantham close to Manningtree town centre and mainline railway station with direct links to London is this well presented four bedroom detached house. The property benefits from spacious accommodation throughout.













Entrance Hall
Composite front door, storage cupboard, radiator, stairs to first floor.

Cloakroom
Low level WC, vanity sink, radiator, part tiled walls, obscure UPVC double glazed window to side.

Lounge
UPVC double glazed bay window to front, radiator, feature fireplace.

Kitchen
Matching wall and base units, breakfast bar, integrated hob, hood, space for fridge/freezer and dishwasher, one and a half bowl sink and drainer, radiator, spotlights, opens into Dining Room.

Dining Area
Spotlights, radiator, opens to snug.

Snug
UPVC double glazed window to rear, radiator, UPVC double glazed French doors to side leading to garden.

Utility Area
Matching wall and base units with square edge work tops, stainless sink with mixer taps and draining board, space for washing machine and tumble dryer, UPVC double glazed obscure door to garden.

Study
UPVC double glazed window to front, radiator.

First Floor Landing
Obscure UPVC double glazed window to side, radiator, loft access with ladder, airing cupboard.

Bedroom One
Three UPVC double glazed windows to front, radiator, fitted wardrobes.

En-Suite Shower Cubicle
Shower cubicle, low level WC, vanity sink, heated towel rail, obscure UPVC double glazed window to front.

Bedroom Two
UPVC double glazed window to rear, radiator.

Bedroom Three
UPVC double glazed window to rear, radiator.

Bedroom Four
UPVC double glazed window to rear, radiator.

Bathroom
Bath with mixer taps, low level WC, vanity sink, part tiled walls, separate shower cubicle,heated towel rail, obscure UPVC double glazed window to side.

Outside
To the front of the property there is a driveway, shingle area and access to rear garden. The rear garden has lawn, decking area, two garden sheds, patio area, gate to front. The garden is South facing.

welcome to

Grimwade Close, Brantham Manningtree

- Well Presented 4 Bedroom Detached House
- 2 Reception Rooms, Snug & Study
- Cloakroom & En-Suite Shower Room
- Kitchen & Utility Room
- Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110891

The Property Ombudsman

Property Ref:
HAW110891 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01255 503125

Harwich@williamhbrown.co.uk

280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.