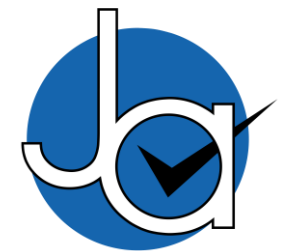




**2 bedroom Mid
Terraced
House located
in
Manningtree.**

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
ESTATE AGENTS

The Park Manningtree CO11 2AW

FULL DESCRIPTION

THE HOME

John Alexander is delighted to present this charming and character-filled cottage located in the highly sought-after village of Mistley. This delightful property features a cosy living room, an inviting dining room, a contemporary fitted kitchen, two bedrooms, and a family bathroom, all designed to enhance the cottage's unique appeal.

As you step inside, you'll discover quaint rooms highlighted by traditional touches such as wood flooring and exposed beams, which create a warm and welcoming atmosphere. The lounge is particularly inviting, showcasing a stunning red brick fireplace with an elegant wrought iron inset, seamlessly connecting to the dining area, perfect for entertaining.

At the back of the cottage, the modern shaker-style kitchen is both functional and stylish, featuring a half stable door that opens directly onto the garden, allowing for easy access and bright natural light.

On the upper floor, both bedrooms are generously sized doubles. The master bedroom, located at the front of the property, boasts a substantial double-fronted wardrobe cupboard and an ornate cast iron fireplace, adding a touch of character.

The second bedroom offers a tranquil view of the garden at the rear, while the beautifully appointed bathroom is also located upstairs. This bathroom features a charming period-style three-piece suite, a heated towel rail, and an opaque glazed window that provides both light and privacy.

Externally, the property's red brick facade exudes a country charm, with a few steps leading up to the front door. At the rear, the garden begins with a paved patio area that is complemented by a shingle pathway and stone steps leading up to the remainder of the garden.

This space is partially laid to lawn, bordered by established shrubs, creating a serene outdoor sanctuary. At the far end of the garden, you'll find a useful garden shed, perfect for storage or gardening supplies.

This exceptional cottage offers a delightful blend of character, charm, and modern living, making it an ideal home in the idyllic village of Mistley.

THE LOCATION

Manningtree is a charming and sought-after small town located at the head of the Stour estuary, making it an ideal spot for water sports enthusiasts, retirees, commuters, and young families who appreciate access to reputable local schools.

The picturesque High Street features a variety of local shops, catering to everyday needs. In the vicinity, families have access to educational institutions such as East Bergholt and Manningtree High Schools, along with Lawford's Church of England Primary School and Highfields Primary School.

For an even broader selection of shopping and educational facilities, both Ipswich and Colchester are within easy reach, accessible via local bus and train services.

Commuters will benefit from fast train links to London's Liverpool Street from Manningtree's main line station, while main road connections via the A120 and A12 ensure convenient travel options.



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