



**Windmill Road, Manningtree, CO11 2QR**

**Asking price £750,000**



## Some More Information

You enter into a spacious central reception hall which provides access to both the living and bedroom areas. To the front, the sitting room is a comfortable main reception space, centred around a feature brick fireplace and enjoying a pleasant outlook. Moving through, the property opens into a more social part of the home, with a garden room and a large conservatory. This is a standout feature – a bright, open space overlooking the garden, well suited to dining, relaxing or entertaining, with a solar reflective roof allowing for year-round use. The kitchen/breakfast room sits centrally and has been refitted, finished with granite worktops and integrated appliances, with space for informal dining. A separate utility room is positioned just off the kitchen, adding further practicality.

The bedroom accommodation is well separated from the main living areas. There are three good-sized bedrooms, with fitted storage to the principal rooms, all served by a family bathroom and a separate shower room, offering flexibility for families or guests.

## Externally

The property continues to offer a strong sense of space externally. Whilst the plot has been reduced from its original size, it still provides a generous rear garden, mainly laid to lawn and enjoying a west-facing aspect, ideal for afternoon and evening sun. To the front, a substantial driveway provides ample off-road parking, along with an integral garage.

## Location

The popular village of Bradfield has walks along the banks of the River Stour and the Essex Way footpath. The village has a good range of local amenities including post office/village store, primary school and public house. The nearby town of Manningtree benefits from a number of local and recreational amenities and a mainline station with services to London Liverpool Street.

The nearby A120 provides access to Harwich to the East and the City of Colchester to the West with its wide range of facilities including Castle Park, Mercury Theatre, many varying restaurants along with independent and national retailer stores.

## Entrance Hall

### Bedroom 1

16'0" x 11'9" (4.9 x 3.6)

### Bedroom 2

14'1" x 13'9" (4.3 x 4.2)

### Bedroom 3

13'9" x 11'9" (4.2 x 3.6)

## Bathroom

11'9" x 9'6" (3.6 x 2.9)

## Lounge

19'8" x 15'8" (6 x 4.8)

## Garden Room

14'5" x 8'2" (4.4 x 2.5)

## Reception Room 2 / Bedroom 4

13'9" x 12'1" (4.2 x 3.7)

## Kitchen

16'0" x 13'9" (4.9 x 4.2)

## Utility Room

7'10" x 6'10" (2.4 x 2.1)

## Conservatory

24'3" x 15'5" (7.4 x 4.7)

## Shower Room

8'6" x 2'11" (2.6 x 0.9)

## Integral Garage

17'0" x 11'9" (5.2 x 3.6)

## Services

Council Tax Band - F

Local Authority - Tendring District Council

EPC - TBC

Oil Central Heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Superfast broadband via Openreach/County Broadband with speeds to 1000mbps (March 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE, (details obtained from Ofcom Mobile and Broadband Checker) – March 2026.

Construction Type - We understand the property to be of a brick and block construction.

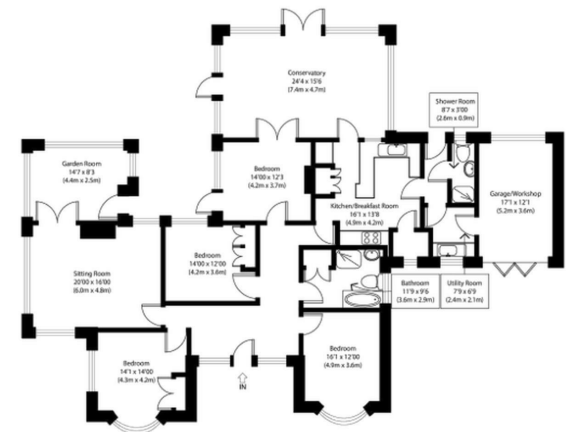
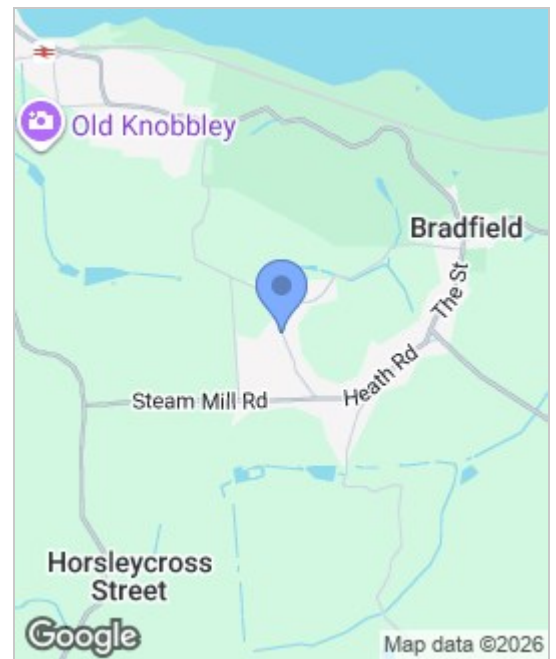
Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Out of Area



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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.