



Plot 19 Bailye Court Church Lane, Manningtree, CO11 1QA
£675,000



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The Setting

At Bailye Court, you'll find yourself in the perfect location to enjoy everything this beautiful arcadian setting has to offer – from panoramic waterside walks, through to bustling shopping centres, an array of outdoor activities and some of the finest private schools in the region.

The collection has astutely achieved the feel of a beautiful countryside estate set amongst the rolling green fields and picturesque villages of rural Suffolk, incorporating a variety of exceptional modern homestyles within an enclave of established trees and lawns – all complemented by new planted hedgerows and high-quality fencing.

With properties sensibly arranged along a curved private driveway to make the most of the gently sloping hillside location, buyers will at once feel at home amongst Bailye Court's combination of traditional styling, eye-catching contemporary touches and striking radial layout. Every aspect of these homes has received the utmost attention to detail, from the external rendering, landscaping and fixtures – to the high-quality windows, awnings and even the sightlines.

Some More Information

This well-planned 4-bedroom family home, with separate double garage, offers generous amounts of space for every family activity.

Off the broad hallway, you'll find a dining room that will comfortably accommodate a large family meal or dinner party with friends, as well as an impressively-sized living room where wide glazed double-doors open out the expertly crafted patio and rear garden. Both the dining and sitting rooms feature stylish modern wood burners to provide added warmth and intimacy in the cooler months, as well as attractive bay windows to make the most of the daylight. The kitchen includes luxury units, quality branded integrated appliances and an elegant preparation/serving island and breakfast bench, with a door to the rear leading onto a handy utility room with outdoor access. Upstairs you'll find a stylish modern bathroom, three sizeable double bedrooms and a master suite complemented by a stunning en-suite shower room.

Your home...Your Choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

Location

The village of Brantham sits on what were historically the main thoroughfares through the region, and so is well-positioned for travel in every direction.

The A137 heads northbound, meeting with the main dual carriageway of the A14 just 6 miles away before taking you directly into the heart of Ipswich via its modern marina developments. The A14 provides the fastest routes either north towards Bury St Edmunds, Cambridge and the Midlands, or eastwards to the port of Felixstowe, connecting with the A12 northbound for all the towns, villages and coastline of beautiful east Suffolk.

The A137 heading south takes you via Manningtree all the way into the centre of historic Colchester, which rivals Ipswich in the range of shops, bars, eateries and culture within its ancient Roman walls. Alternatively, the B1070 heading west from Manningtree connects with the A12 southbound, which will be the quickest route to Colchester's surrounding attractions before heading onwards to Chelmsford and of course London.

You could be approaching the M25 in under an hour, with Stratford and Canary Wharf around 30 minutes further. Taking the A120 west from Colchester, you could also be at Stansted Airport approximately 55 minutes after leaving home.

Kitchen

13'10" x 11'0" (4.22m x 3.35m)

Utility Room

11'10" x 5'10" (3.61m x 1.78m)

Dining Room

18'7" x 12'6" (5.679 x 3.815)

Sitting Room

16'1" x 14'4" (4.90m x 4.37m)

Master Bedroom

14'4" x 14'3" (4.37m x 4.34m)

En-suite

Bedroom Two

16'10" x 11'6" (5.13m x 3.51m)

Bedroom Three

15'3" x 9'0" (4.65m x 2.74m)

Bedroom Four

15'3" x 9'0" (4.65m x 2.74m)

Bathroom

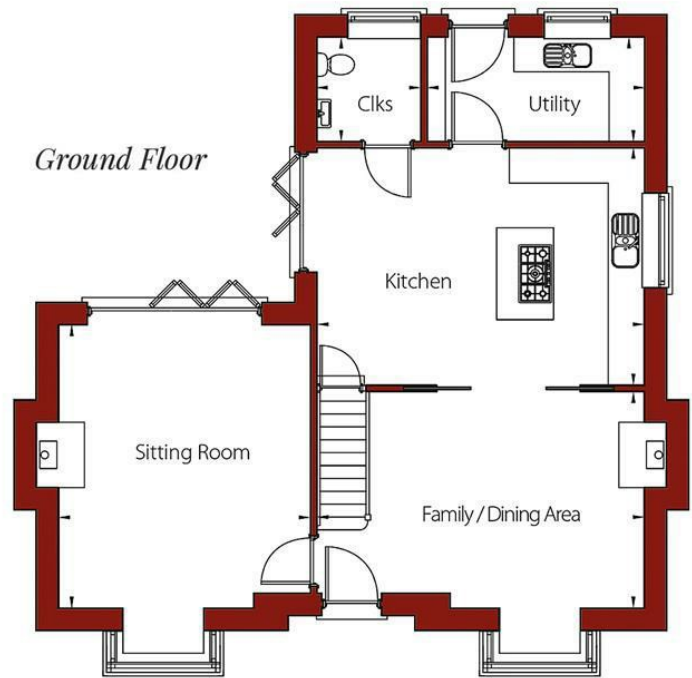
Agents Note

In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of Granville Developments. All negotiations will be carried out in

accordance with section 21 of the Estate Agency Act.

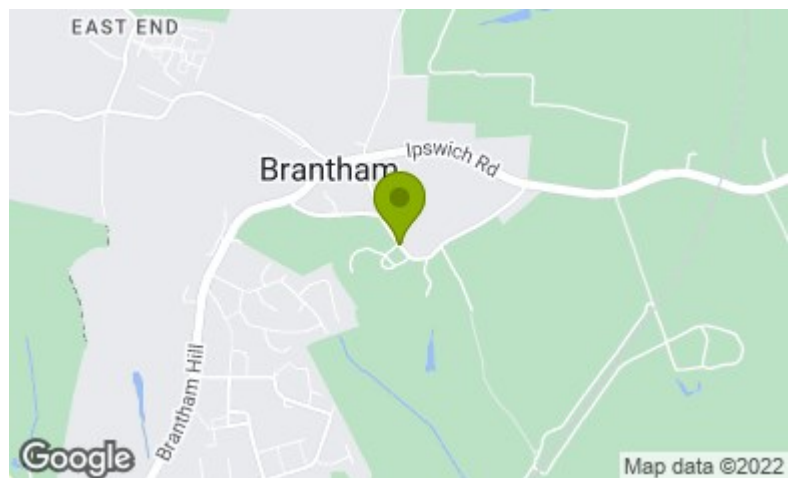
Interior computer generated images are for illustrative purposes only and all furnishings and landscaping is indicative. Furniture is not included.





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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