

oakheart



£350,000

Guide Price

Hunter Drive, Lawford, Manningtree



Guide Price £350,000 - £375,000

This elegantly presented and spacious home is ideally positioned for convenient access to Manningtree Town Centre, schools, and the mainline railway station.

Approached via a front block paved driveway, offering parking for multiple vehicles and leading to a single garage and the front entrance.

Upon entering, the hallway features a storage cupboard and provides access to the cloakroom, sitting room, kitchen/dining room, and stairs to the first floor.

The sitting room, with its charming inset feature fireplace, overlooks the front aspect. It opens to the generously proportioned open-plan kitchen/dining family space, which further extends into the conservatory.

The kitchen area boasts abundant natural light from the rear aspect and lantern roof. It includes a comprehensive selection of matching wall and base units, an integrated double oven, a dishwasher, and a hob with an extractor hood.

The dining area, with patio doors leading to the conservatory, connects seamlessly with the rear garden. The conservatory itself features an inset lantern roof light, bathing the space in natural light.

Upstairs, the landing provides access to all bedrooms, the bathroom, and the loft. The principal bedroom offers a serene view of the rear garden and comes with ample fitted wardrobes. The family bathroom features both a bath and a separate shower cubicle.

Outside, the driveway accommodates multiple vehicles and provides access to the single garage, equipped with power and light. The enclosed private rear garden stretches approximately 65ft, featuring a patio area and mostly laid-to-lawn grounds.





















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
106.44 m<sup>2</sup>  
1145.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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