



Munnings Way, Lawford  
Guide Price £400,000



## Munnings Way, Lawford

This stunning former four bedroom, extended detached home, has been meticulously improved by the current owners to offer a blend of contemporary design and comfortable living.

Originally a four bedroom property, this home has been thoughtfully redesigned to provide spacious and well-appointed living accommodation, which could easily be reconfigured back to its original form. Step inside to a welcoming entrance hall that leads to the heart of the house - the exquisite brand new kitchen dining room, featuring a range of integrated appliances, sleek cabinetry and ample work surfaces. The adjoining utility room provides even more practical space for your daily needs.

The sizeable living room boasts an abundance of natural light, making it the perfect spot for entertaining guests or enjoying cosy evenings with the family. The attention to detail is evident throughout, with brand-new doors and flooring complementing the modern decor.

Upstairs, the main bedroom, with impressive en-suite shower room, offers generous space thanks to the clever conversion of two former bedrooms. Two further bedrooms and a family bathroom provide plenty of space for growing families.

Outside, an enclosed, south-west facing rear garden, a single garage and the added benefit of off road parking by form of a driveway.

GUIDE PRICE £400,000 - £415,000







- THREE BEDROOM DETACHED HOME
- NEW KITCHEN
- UTILITY ROOM
- SOUTH WEST FACING REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- EN-SUITE TO PRINCIPAL BEDROOM
- DECORATED TO A HIGH STANDARD
- SITUATED ON LAWFORD DALE
- FORMALLY A FOUR BEDROOM HOME
- VIEWING ADVISED

Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.



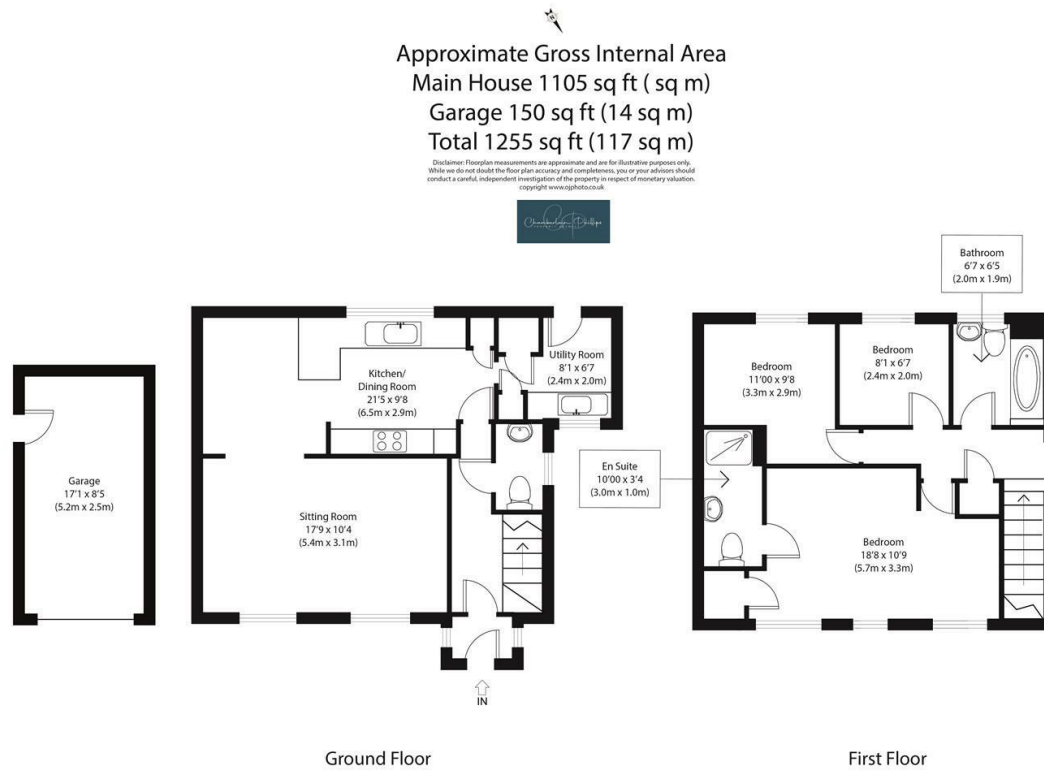
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

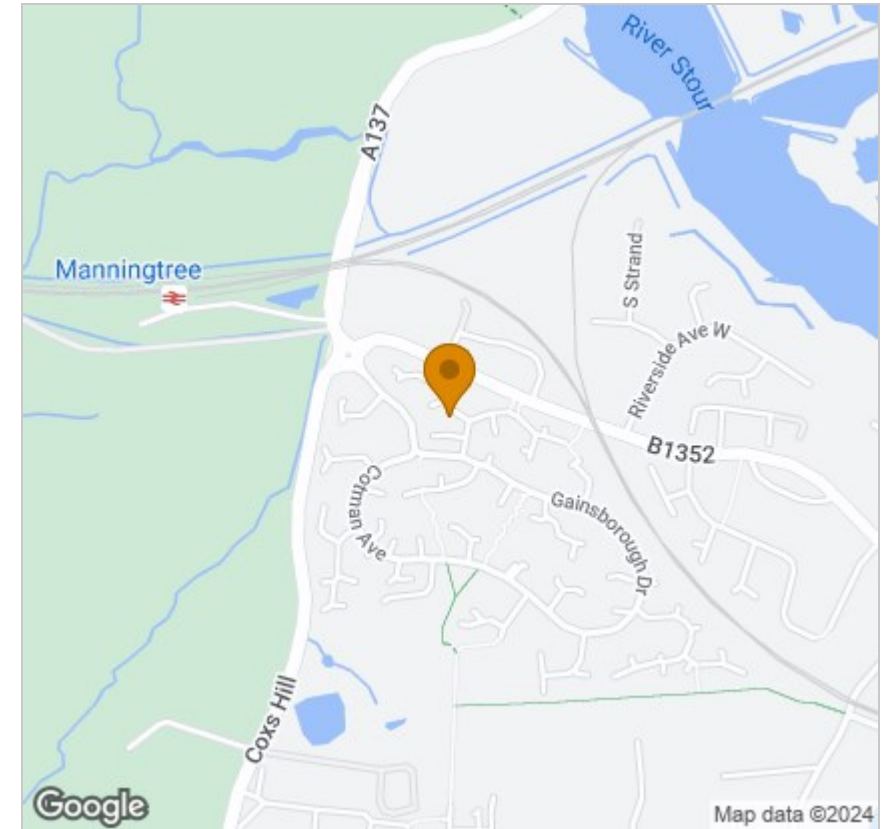




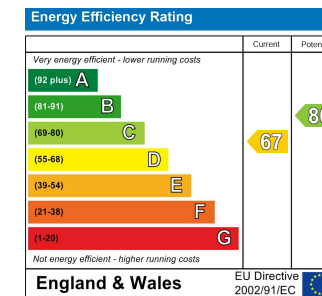
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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