



The Avenue, Lawford Green
£375,000

Lawford Green

Chamberlain Phillips are pleased to offer this well presented Cornelia design home less than 4 years old, offering open plan living accommodation situated within the ever-requested "Lawford Green" development within easy access of Manningtree mainline station.

Constructed by Rose Builders, this three double-bedroom home offers spacious accommodation, including high ceilings, sash windows, and excellent access to local amenities, road, and rail networks. Additional benefits include underfloor heating to the ground floor, fully integrated appliances and FTTP.

The property is approached via a block-paved driveway with carport offering plenty of off-road parking as well as gated access to the rear garden and main front door.

The open plan living/dining area is adorned by space and natural light from the bi-folding doors to the patio areas, and garden beyond, which in turn flows through to the high-specification kitchen offering a myriad of units with integrated appliances which includes an integrated double oven, gas hob, dishwasher, washing machine and fridge/freezer.

On the first floor, the landing offers doors leading to all bedrooms and family bathroom, airing cupboard and loft access. The principal bedroom has fitted wardrobes, large storage cupboard and an ensuite shower room with a double shower, wc and vanity unit with inset wash hand basin, with the second bedroom having a spacious fitted cupboard.

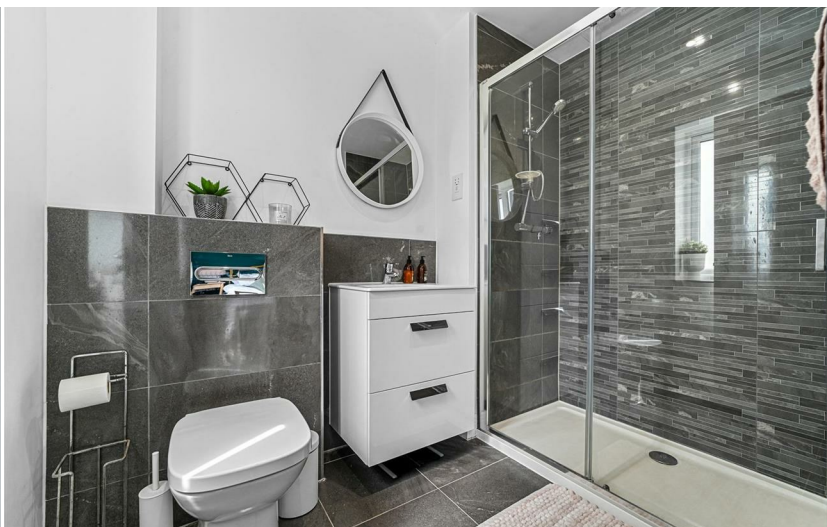
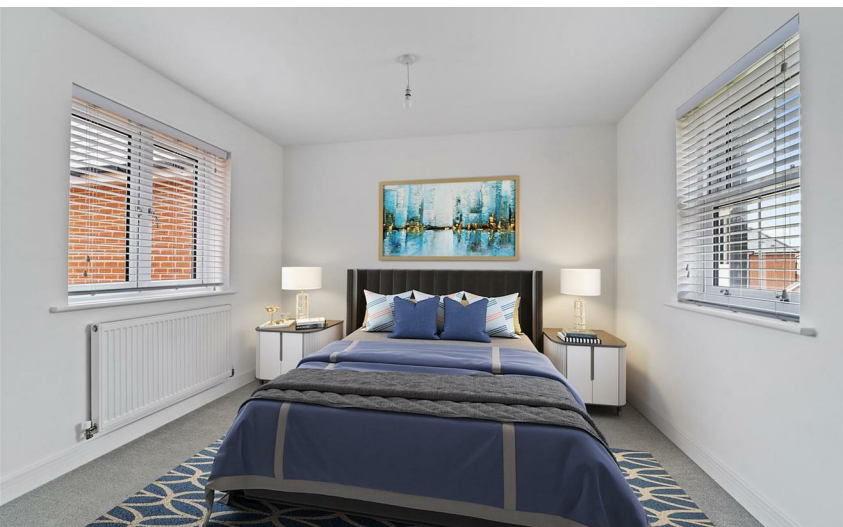
Outside:

The driveway is block paved to the front with carport and leads to the side of the dwelling which has the addition of gated side access to the established rear garden which is good-sized being laid to lawn with Indian sandstone patio area.





- EVER REQUESTED DEVELOPMENT
- UNDERFLOOR HEATING TO GROUND FLOOR
- THREE DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL
- LESS THAN 4 YEARS OLD
- REMAINDER OF NHBC WARRANTY
- CLOSE TO SCHOOLS
- EASY ACCESS TO MAINLINE STATION
- DRIVEWAY AND CARPORT
- COMPLETE UPWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

LOCATION:
 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 15 minute walk from the house.

Floor Plan



Approximate Gross Internal Area
1045 sq ft (Excluding Car Port) (97 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gjphoto.co.uk



Viewing

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

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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



AGENTS NOTES:

Heating - Gas underfloor to the ground floor and via radiators to the first floor
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - D
Tenure - Freehold
Mobile Coverage Indoor: All networks are likely
Broadband: Ultrafast broadband is available at this address
* Some images have been digitally staged to give a better visual of the room dimensions