



Dorset Square, Manningtree
£280,000

Summers Park

Chamberlain Phillips takes immense pleasure in presenting an exceptional two-bedroom mid-terrace residence, nestled within the sought-after environs of the Summers Park development. Constructed by Rose builders, this abode is a testament to modern design, the architectural finesse of the home is apparent through its generous high ceilings, fostering a sense of grandeur and space.

The open plan living and kitchen area emerges as the heart of the house, replete with integrated appliances that cater to the contemporary lifestyle of first-time buyers yearning for a seamless blend of comfort and efficiency. The ground floor also hosts a discreet cloakroom, adding a layer of convenience.

The first floor accommodation is thoughtfully arranged, featuring two well-proportioned bedrooms, with the master graced by fitted wardrobes, symbolising both elegance and practicality. The upper level is served by a pristine bathroom, completing the internal layout.

Externally, the property indulges its residents with a charming enclosed rear garden, an oasis of tranquility and an ideal retreat for leisurely afternoons. Underfloor heating on the ground floor ensures a warm and welcoming ambiance, while the carport allows for practical transportation needs.





- TWO BEDROOM MID TERRACE HOME
- STUNNING THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- INTEGRATED KITCHEN APPLIANCES
- SOUGHT AFTER LOCATION
- POTENTIAL RENTAL YEILD OF 5.14%
- 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.

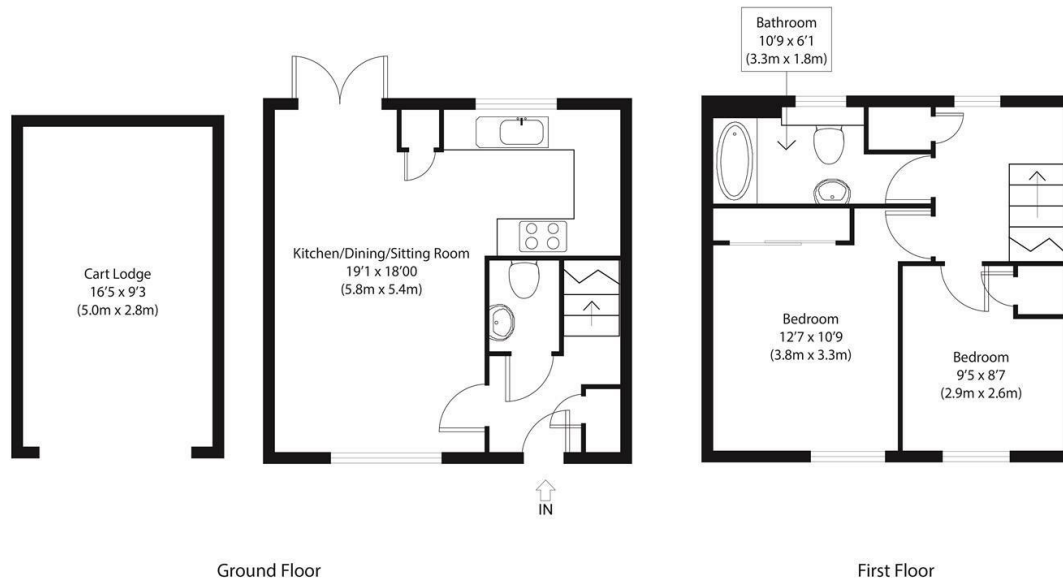
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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.

IMPORTANT INFORMATION:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Gas/Electric/Water/Drainage
Heating - Gas underfloor heating to the ground floor/Radiators to first floor
Mobile - EE is Likely - Three/Vodafone/O2 are limited
Broadband - Ultrafast is available



Floor Plan

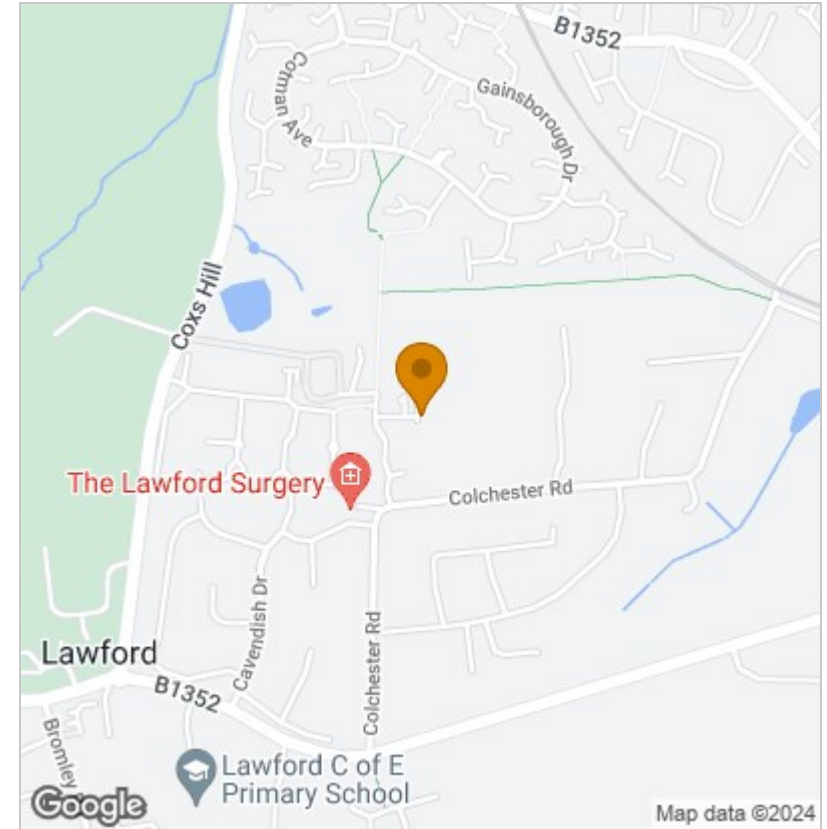


Approximate Gross Internal Area
690 sq ft (Excluding Cart Lodge) (64 sq m)

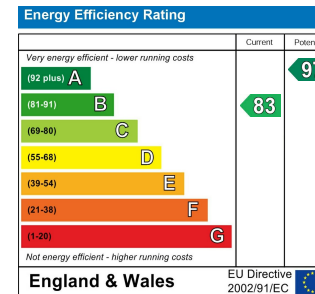
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your adviser should conduct a careful independent investigation of the property in respect of necessary valuation. copyright www.photostagegroup.co.uk



Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

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