



Strawberry Avenue, Lawford  
£375,000

## Summers Park

Chamberlain Phillips are pleased to offer this Cornelia design home, offering open plan living accommodation situated within the ever-requested "Summers Park" development within easy access of Manningtree mainline station.

The open plan living/dining area is adorned by space and natural light from the bi-fold doors to the patio areas, and garden beyond, with the added benefit of a working fire, which in turn flows through to the high-specification kitchen offering a myriad of units with integrated appliances which include an integrated double oven, induction 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 en-suite shower room with a double shower, with the second bedroom having a spacious fitted cupboard. A final third double bedroom and family superb family shower room complete the first-floor layout.

The driveway is block paved to the front with a garage and leads to the side of the dwelling which has the addition of gated side access to the established west-facing rear garden.





- THREE BEDROOM LINK DETACHED HOME
- GARAGE AND DRIVEWAY
- THREE DOUBLE BEDROOMS
- CONSTRUCTED BY ROSE BUILDERS
- NO ONWARD CHAIN
- GENEROUS PLOT
- VIEWING ADVISED
- SOUGHT AFTER 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.

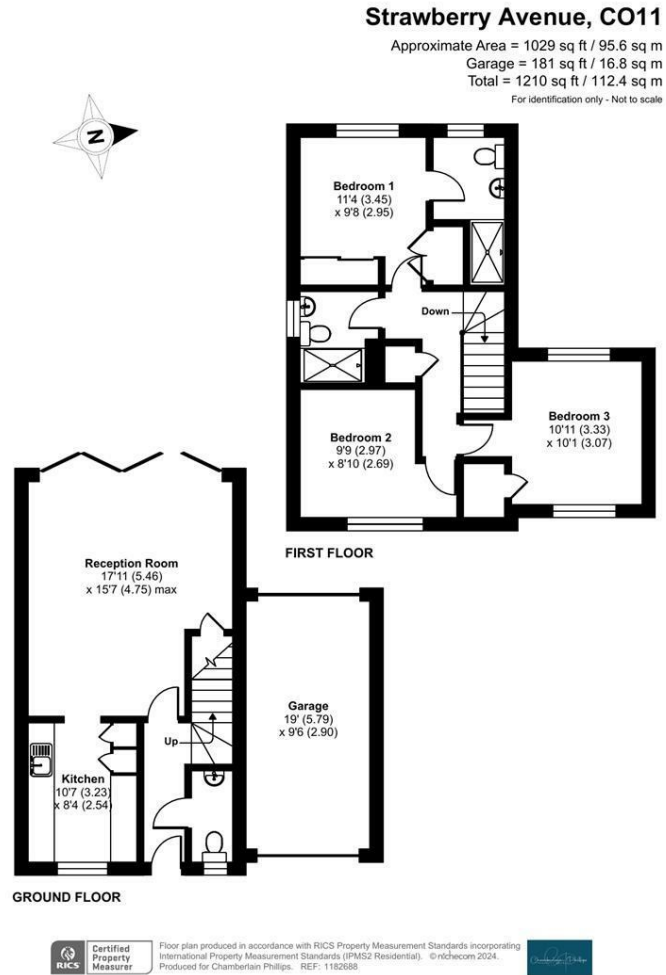
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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 10 minute walk from the house.

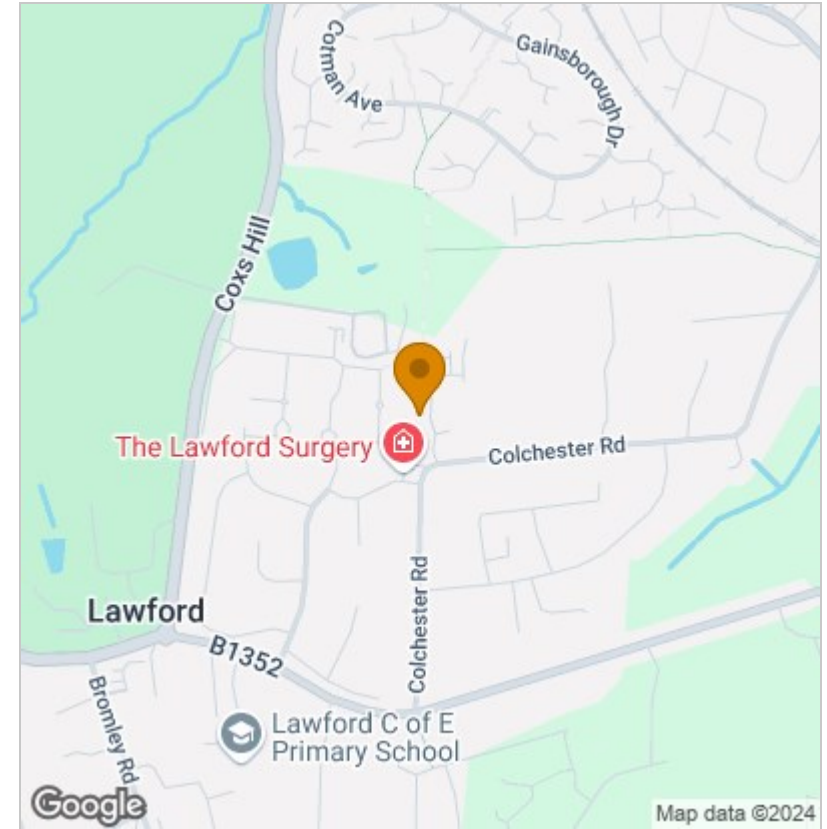
**IMPORTANT INFORMATION:**  
Tenure - Freehold  
Council Tax - Band D  
Services Connected - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas underfloor heating to the ground floor/Radiators to first floor  
Mobile - All Networks are available  
Broadband - Ultrafast is available



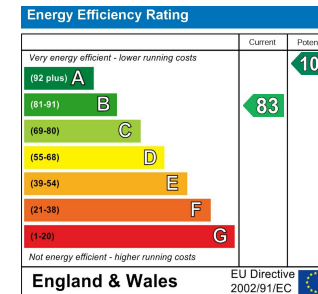
## Floor Plan



## Area Map



## Energy Efficiency Graph



Council Tax Band - D

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.

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