



Lydgate Close, Lawford
£300,000

Lydgate Close, Lawford

Nestled within the heart of the sought-after Lawford Dale area, this well-presented, three-bedroom home is an exemplary choice for first-time buyers, couples, and small families alike. Boasting modern living with its open plan kitchen and lounge, this abode provides an inviting atmosphere with bifold doors that open seamlessly to a bright conservatory, offering an expanded space for relaxation or hosting guests.

The contemporary kitchen doesn't skimp on functionality, featuring an integrated dishwasher, washing machine, fridge freezer, and a sleek induction hob with an oven and microwave, complemented by a convenient breakfast bar area for casual dining. Upstairs, the main bedroom is a tranquil retreat with fitted wardrobes, while two additional bedrooms and a well-appointed family bathroom complete the first-floor layout.

Outside, the property enjoys the privacy of a rear garden, mainly laid to lawn with a decked area perfect for al fresco dining or summer soirees, and a large shed for additional storage. The convenience of off-road parking for two vehicles ensures a warm welcome home every time.

With easy access to the mainline train station, this delightful house is positioned ideally for commuters, combining a serene residential feel with the ease of travel. It's a splendid opportunity to make your home ownership dreams a reality in a prime Essex locale.





- POPULAR LOCATION
- WELL PRESENTED
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING FOR TWO VEHICLES
- EASY ACCESS TO MAINLINE TRAIN STATION
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED



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.

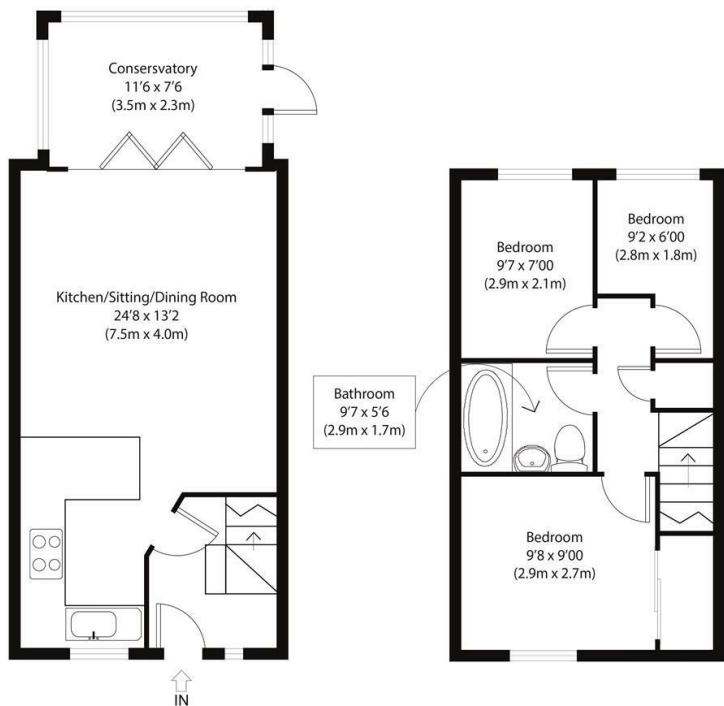
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

Agents Notes -

Tenure - Freehold
Council Tax - Band B
Services Connected - Mains Electric/Water/Drainage/Gas
Telephone & Broadband - EE & O2 - Likely.
Vodafone & Three is Limited. Ultrafast broadband available.



Floor Plan



Ground Floor

First Floor



Area Map



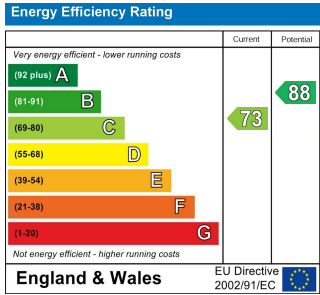
Viewing

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 firms 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

Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold