



Harvey Close, Lawford
Guide Price £400,000

Harvey Close

Welcome to this stunning four-bedroom detached family home, nestled in the heart of the sought-after Lawford Dale. This residence has been cherished and impeccably maintained by its current owners, presenting a turn-key opportunity for a new family to create lasting memories.

As you step through the door, you are greeted by an inviting entrance hallway, complete with a convenient downstairs WC, setting the tone for a home that blends practicality with style. This leads to the kitchen breakfast room, boasting integrated appliances and a bespoke built-in table area, perfect for busy family breakfasts or casual dining. The living room exudes comfort and warmth, featuring a cozy log burner and sliding doors that open up to a beautifully enclosed rear garden,

Upstairs, four well-proportioned bedrooms await, along with a well-presented family bathroom. The main bedroom benefits from its own en-suite shower room, offering a private sanctuary for the heads of the household.

Outside, the property is complemented by a single garage and driveway parking, providing ample space for vehicles and storage.





- FOUR BEDROOM DETACHED HOME
- GUIDE PRICE £400,000 - £415,000
- ENCLOSED REAR GARDEN
- SITUATED ON LAWFORD DALE
- CLOSE TO MANNINGTREE TRAIN STATION
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- LOG BURNER IN THE LIVING ROOM
- GARAGE AND DRIVEWAY PARKING
- VIEWING ADVISED
- ELECTRIC CAR CHARGING POINT

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 D

Services - Mains

Gas/Electric/Water/Drainage

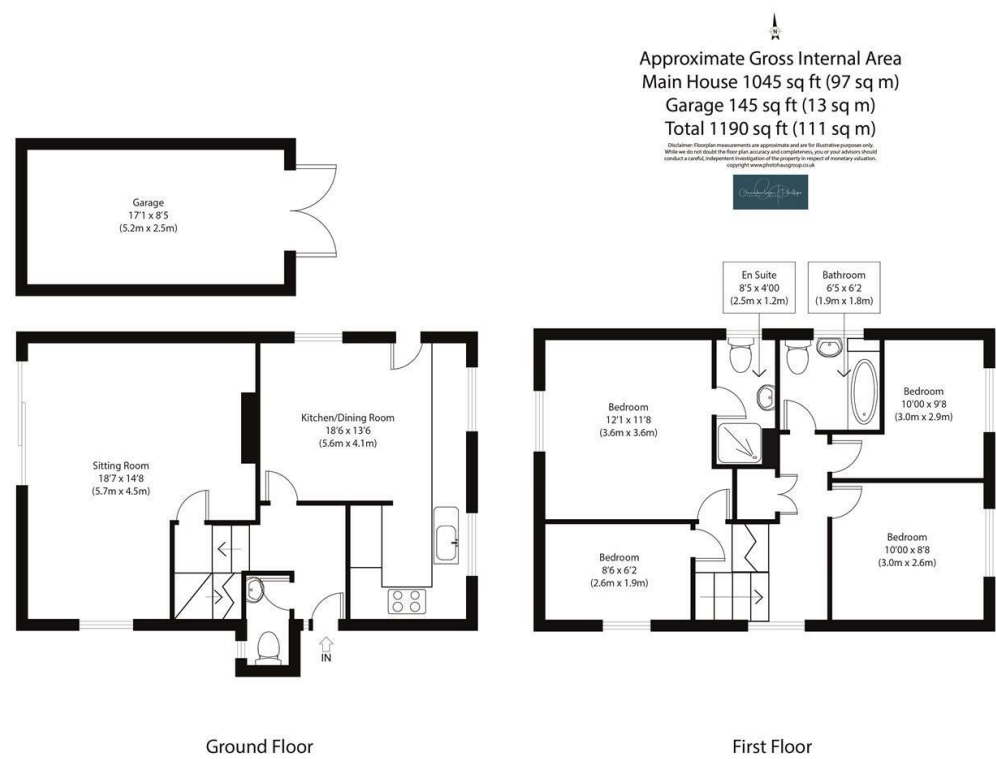
Heating - Gas fired radiators

Mobile Availability - EE, o2 & Vodafone are available / Three is Limited

Broadband Availability - Ultrafast is available



Floor Plan



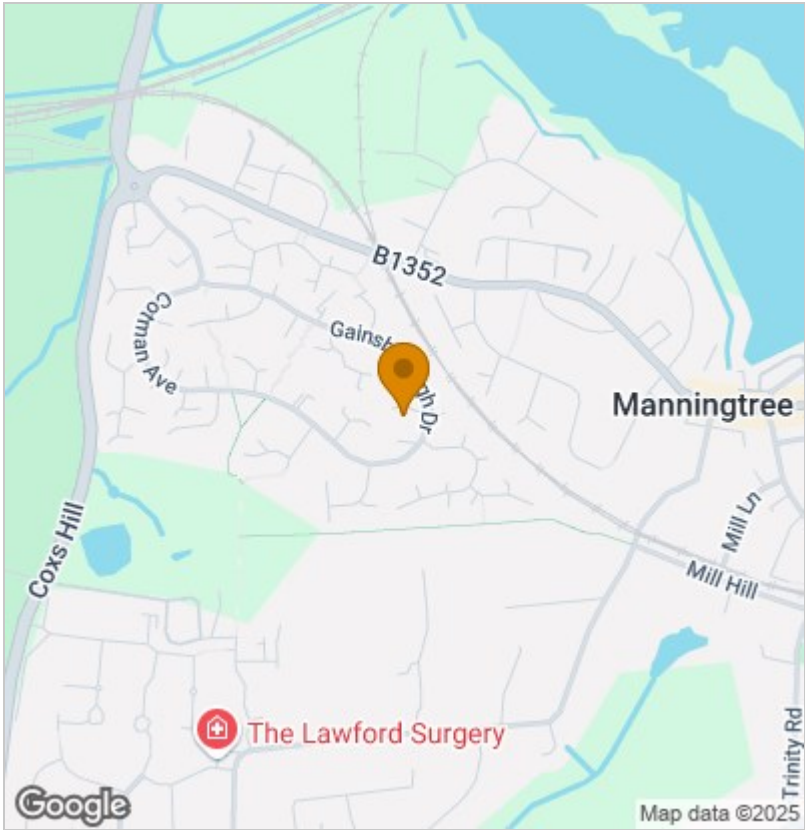
Viewing

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

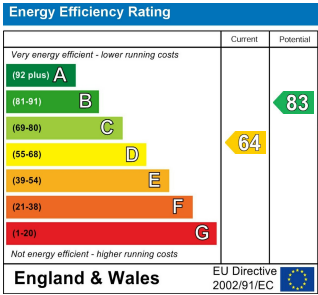
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold