



The Avenue, Lawford  
£385,000



## LAWFORD GREEN

**\*\*\*SOLD PRIOR TO MARKETING\*\***

Chamberlain Phillips are excited to introduce this stunning three-bedroom semi-detached home, located in the highly sought-after Lawford Green development.

Built just five years ago by the esteemed Rose Builders, this 'Barbier' design property blends contemporary style with exceptional functionality, making it perfect for first-time buyers and growing families.

Upon entering, you're welcomed into a bright hallway with a convenient downstairs WC. The expansive open-plan living area is a standout feature, featuring skylights and bi-fold doors that open to the spacious rear garden, creating an ideal space for both entertaining and quiet relaxation. The sleek, well-equipped kitchen comes with integrated appliances, offering everything you need for modern living.

Upstairs, the spacious principal bedroom includes a stylish en-suite shower room, while the two additional bedrooms share a modern family bathroom.

Externally, the property offers a large driveway with space for multiple vehicles, and the beautifully landscaped rear garden provides a peaceful retreat.







- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN LIVING
- BARBIER DESIGN
- LOCATED ON THE POPULAR LAWFORD GREEN DEVELOPMENT
- INTEGRATED KITCHEN APPLIANCES
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- VIEWING ADVISED
- BI-FOLDING DOORS TO THE REAR GARDEN

#### AGENTS NOTES:

Heating - Gas underfloor to ground floor and via radiators to first floor  
 Services Connected - Mains Electric/Gas/Water/Drainage  
 Council Tax Band - D  
 Tenure - Freehold  
 Mobile Coverage - EE & Three are available / O2 is Limited / Vodafone is unavailable  
 Broadband - Ultrafast broadband is available

#### LOCATION:

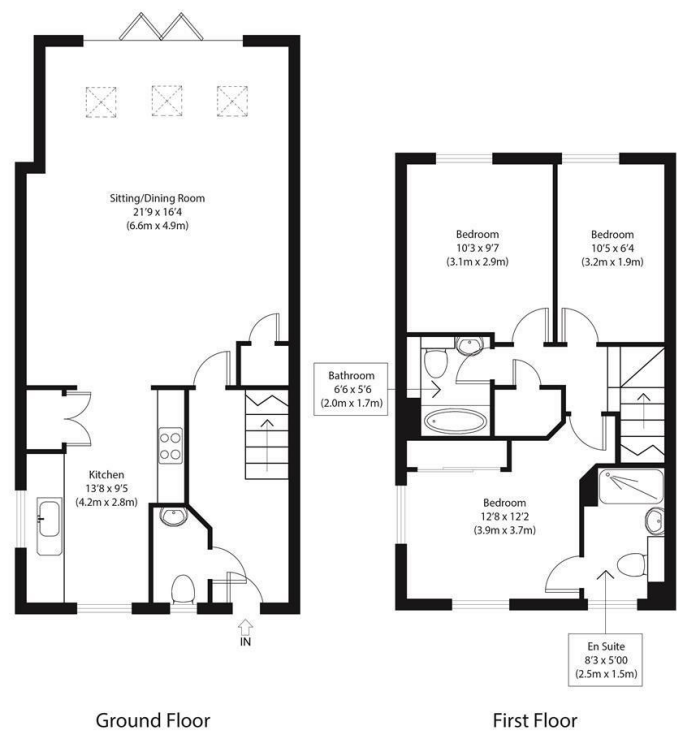
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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.

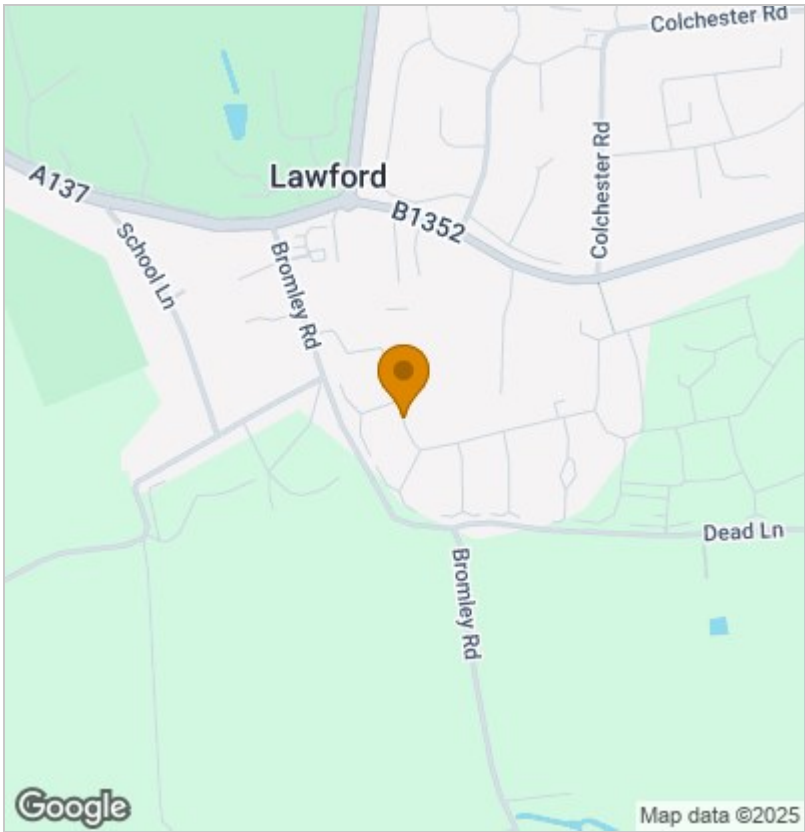
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.



Floor Plan



Area Map



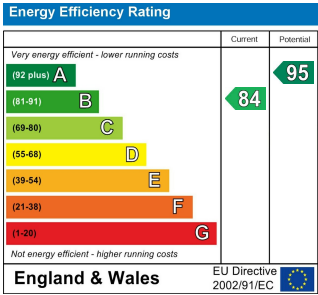
Viewing

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](mailto:info@chamberlainphillips.co.uk) [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)

Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold