



Florence Gardens, Lawford  
£650,000



## Summers Park

Situated within the highly regarded "Summers Park" development, this detached "Cadenza" design home offers a well-balanced layout ideal for modern family living.

The dual-aspect sitting room is spacious and bright, with patio doors opening onto a paved area in the rear garden, perfect for outdoor dining or relaxing in warmer months. A separate family room provides flexible space for a playroom, home office, or additional lounge.

The kitchen/dining room is a standout feature of the home, offering a central island, generous worktop space, and bi-fold doors that open directly to the garden, blending indoor and outdoor living. An adjacent utility room keeps laundry and storage separate from the main living areas, and a downstairs cloakroom adds further practicality.

The property features four well-proportioned bedrooms. The principal bedroom includes a private en-suite and triple fitted wardrobes, providing ample storage space. A well-appointed family bathroom serves the remaining bedrooms, making daily routines more manageable.

Externally, the home benefits from a fully enclosed rear garden, a detached single garage, and private driveway parking. An insulated outbuilding sits within the garden, currently used as a home office but equally suited as a gym, hobby room, or garden bar.







- FOUR BEDROOM DETACHED HOME
- SITUATED ON THE EVER POPULAR "SUMMERS PARK" DEVELOPMENT
- CADENZA DESIGN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- STUNNING KITCHEN DINING ROOM
- GARDEN OFFICE
- SINGLE GARAGE AND DRIVEWAY PARKING
- LIVING ROOM WITH FEATURE LOG BURNER
- RARELY AVAILABLE
- VIEWING ADVISED

#### LOCATION:

"Summers Park" is situated just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders. There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street station from the town mainline station which is an approximate 10 minute walk from the house. The town has a vibrant local community and provides useful local shops and services, there are also pubs, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen.

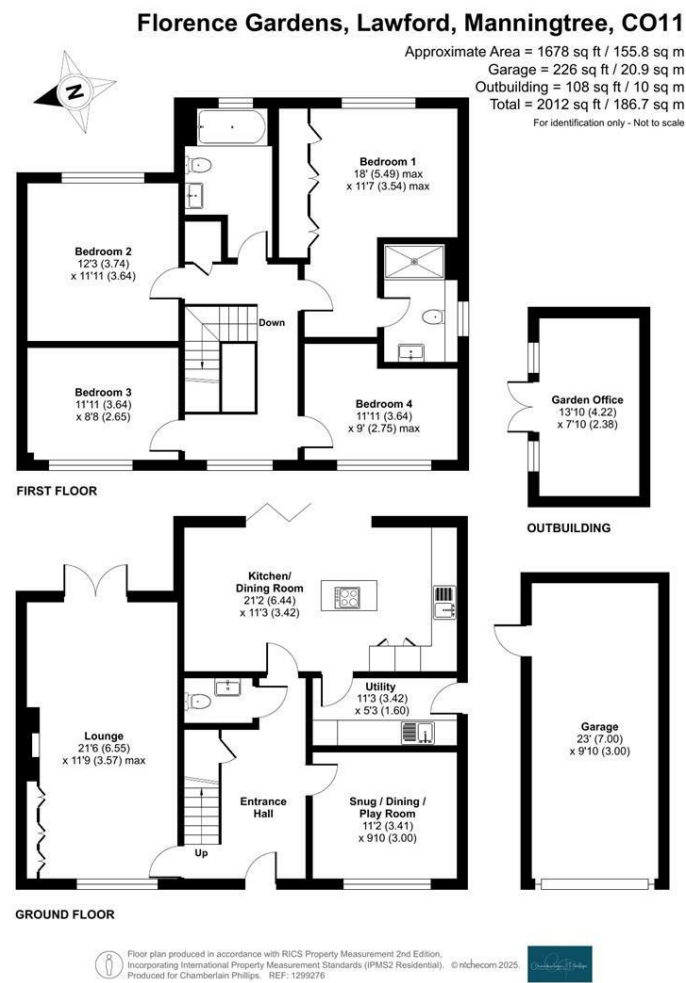
#### AGENTS NOTES:

Heating - Gas underfloor to ground floor and via radiators to first floor  
 Services Connected - Mains Electric/Gas/Water/Drainage  
 Council Tax Band - E  
 Tenure - Freehold  
 Mobile Coverage Indoor: All networks are limited  
 Broadband: FTTP Ultrafast broadband is available at this address





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.

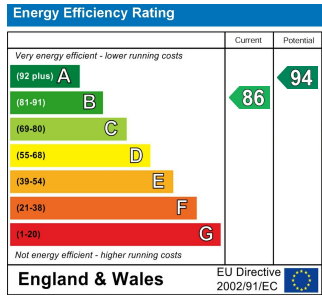
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold