



The Avenue, Lawford Green
£385,000

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Chamberlain Phillips are proud to present this beautifully designed 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 stylish 'Barbier' design offers modern living at its finest — perfect for first-time buyers, young professionals, or growing families.

Upon entering, you're welcomed by a bright and airy hallway with a convenient downstairs WC. The heart of the home is the impressive open-plan living area, bathed in natural light from skylights and elegant bi-fold doors, which seamlessly connect the interior to the generous rear garden — ideal for entertaining or enjoying quiet evenings outdoors. The contemporary kitchen is fully equipped with integrated appliances, offering both style and functionality.

Upstairs, the spacious principal bedroom features a sleek en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom. Thoughtful storage solutions throughout ensure a clutter-free and organised home.

Outside, the property boasts a large driveway with parking for multiple vehicles and a beautifully landscaped rear garden — a private and tranquil space perfect for relaxing or family playtime.





- THREE BEDROOM SEMI DETACHED HOME
- CONSTRUCTED BY ROSE BUILDERS
- BARBIER DESIGN
- LAWFORD GREEN DEVELOPMENT
- OPEN PLAN LIVING ROOM WITH BI-FOLDING DOORS TO THE REAR GARDEN
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- VIEWING ADVISED



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.

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 Indoor: EE & Three are Likely / o2 is Limited / Vodafone is Unavailable
Broadband: 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.

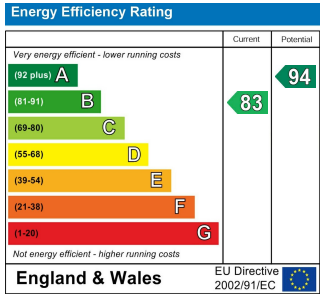
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold