



Waldegrave Way, Lawford
Guide Price £300,000

Waldegrave Way, Lawford

Nestled within the heart of Lawford, this splendid three-bedroom extended semi-detached family home presents a perfect blend of comfort and convenience, ideal for modern family living.

Upon entering, you're greeted by a welcoming entrance hallway, leading you into a cosy living room to the front, where family moments are to be cherished. The heart of the home is undoubtedly the kitchen dining room, complete with a stylish feature island, perfect for casual dining or entertaining guests. Additionally, a practical boot room/utility room to the side flows into a contemporary downstairs wet room, offering added convenience. Further enhancing the ground floor is a charming conservatory, accessed off of the kitchen, providing an idyllic space to enjoy the garden views, whatever the weather.

Upstairs accommodates three well-appointed bedrooms, alongside a shower room, ensuring ample space for family and guests alike.

Outside, the enclosed rear garden offers a private haven, while the front of the property presents a manicured garden, driveway parking, and a garage.





- THREE BEDROOM EXTENDED SEMI DETACHED HOME
- KITCHEN DINING ROOM
- DOWNSTAIRS WET ROOM
- CONSERVATORY
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- FIRST FLOOR SHOWER ROOM
- GUIDE PRICE £300,000 - £325,000

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.

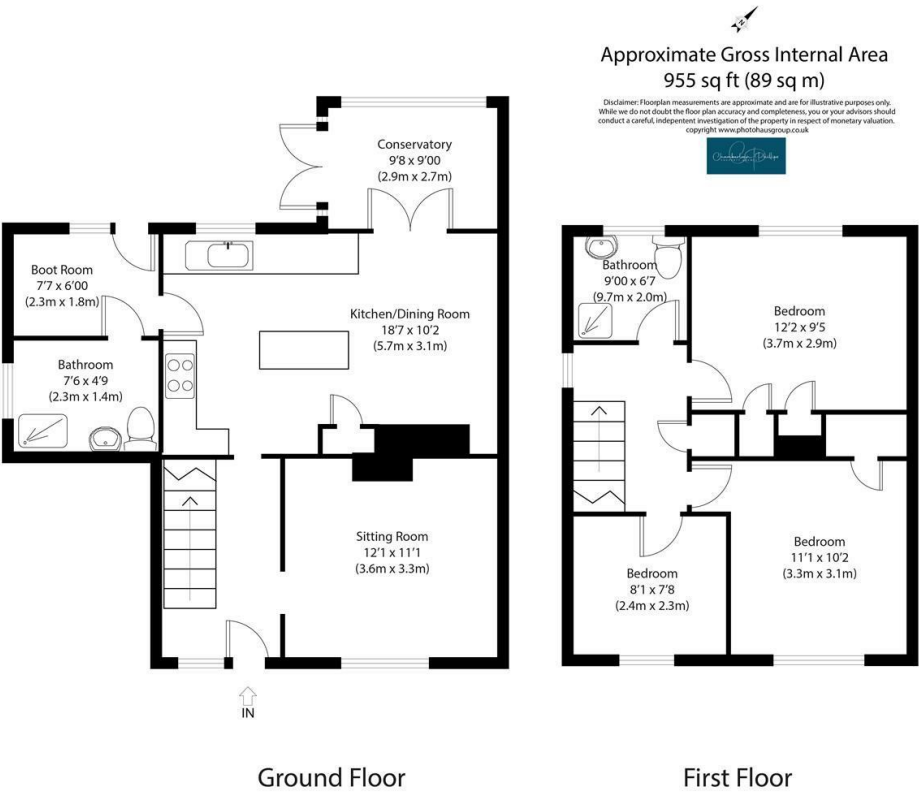
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

AGENTS NOTES:

Heating - Gas Via radiators
 Services Connected - Mains
 Electric/Gas/Water/Drainage
 Council Tax Band - C
 Tenure - Freehold
 Mobile Coverage Indoor: All networks are available
 Broadband: Ultrafast broadband is available at this address



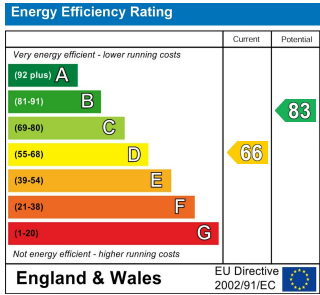
Floor Plan



Area Map



Energy Efficiency Graph



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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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Council Tax Band - C
Tenure - Freehold