



Somerset Gardens, Lawford Green
Guide Price £390,000

Somerset Gardens

Chamberlain Phillips are delighted to present this immaculately maintained "Cornelia" design home, offering spacious open-plan living within the ever-popular Lawford Green development, ideally located for easy access to Manningtree mainline station.

Constructed by the renowned Rose Builders, this impressive three double-bedroom home combines elegant proportions, high ceilings, and traditional sash windows with exceptional modern comforts. Additional features include underfloor heating to the ground floor, fully integrated appliances, and FTTP connectivity.

The property is approached via a block-paved driveway with carport, providing ample off-road parking and gated access to the rear garden and main entrance.

Inside, the open-plan living/dining area is bathed in natural light, enhanced by a part-vaulted ceiling with inset roof lights and bi-fold doors opening onto the patio and landscaped garden. This seamlessly flows into the high-specification kitchen, offering extensive storage and premium integrated appliances, including a double oven, induction hob, dishwasher, washing machine, and fridge/freezer.

Upstairs, the landing leads to all three double bedrooms, the family bathroom, an airing cupboard, and loft access. The principal bedroom features fitted wardrobes, a large storage cupboard, and an en-suite shower room with a double shower, WC, and vanity unit with inset basin. The second bedroom also benefits from a generous fitted cupboard.

Outside, the rear garden is a true highlight — a well-established space laid to lawn with beautiful flower borders, complemented by an Indian sandstone patio, perfect for entertaining or relaxing.





- THREE DOUBLE BEDROOM HOME
- "CORNELIA" DESIGN
- OPEN PLAN LIVING
- BI-FOLDING DOORS TO THE REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GUIDE PRICE £390,000 - £400,000
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SOUGHT AFTER DEVELOPMENT

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.

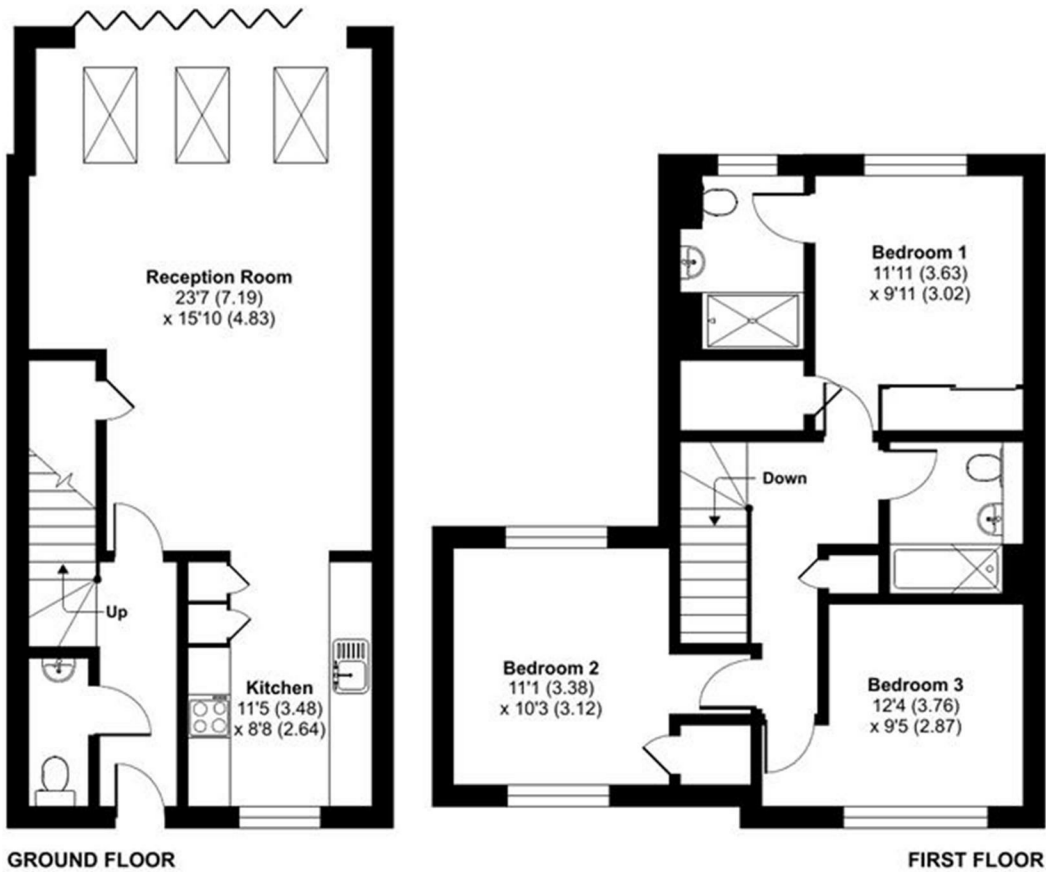
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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.

Important Information:
 Tenure - Freehold
 Council Tax Band - D
 Services - Mains Electric, Mains Water & Drainage
 Heating - Underfloor via Gas boiler to the ground floor/Radiators to the first floor
 Mobile Coverage Indoor: All networks are likely
 Broadband: Ultrafast broadband is available at this address



Floor Plan



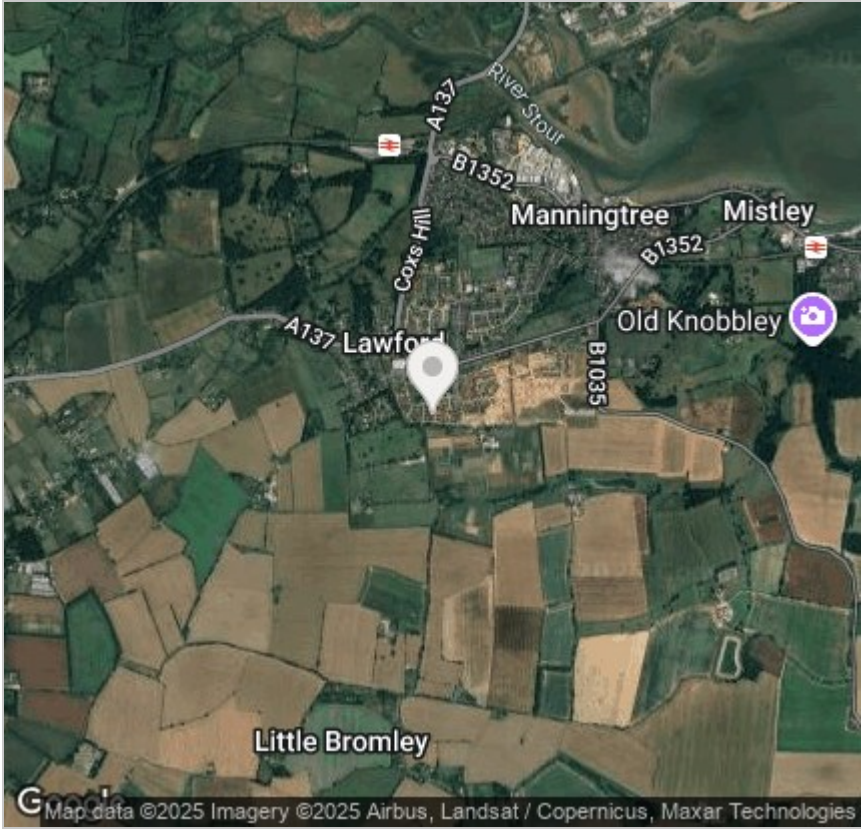
Viewing

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

