



The Avenue, Lawford Green  
£350,000

## The Avenue, Lawford Green

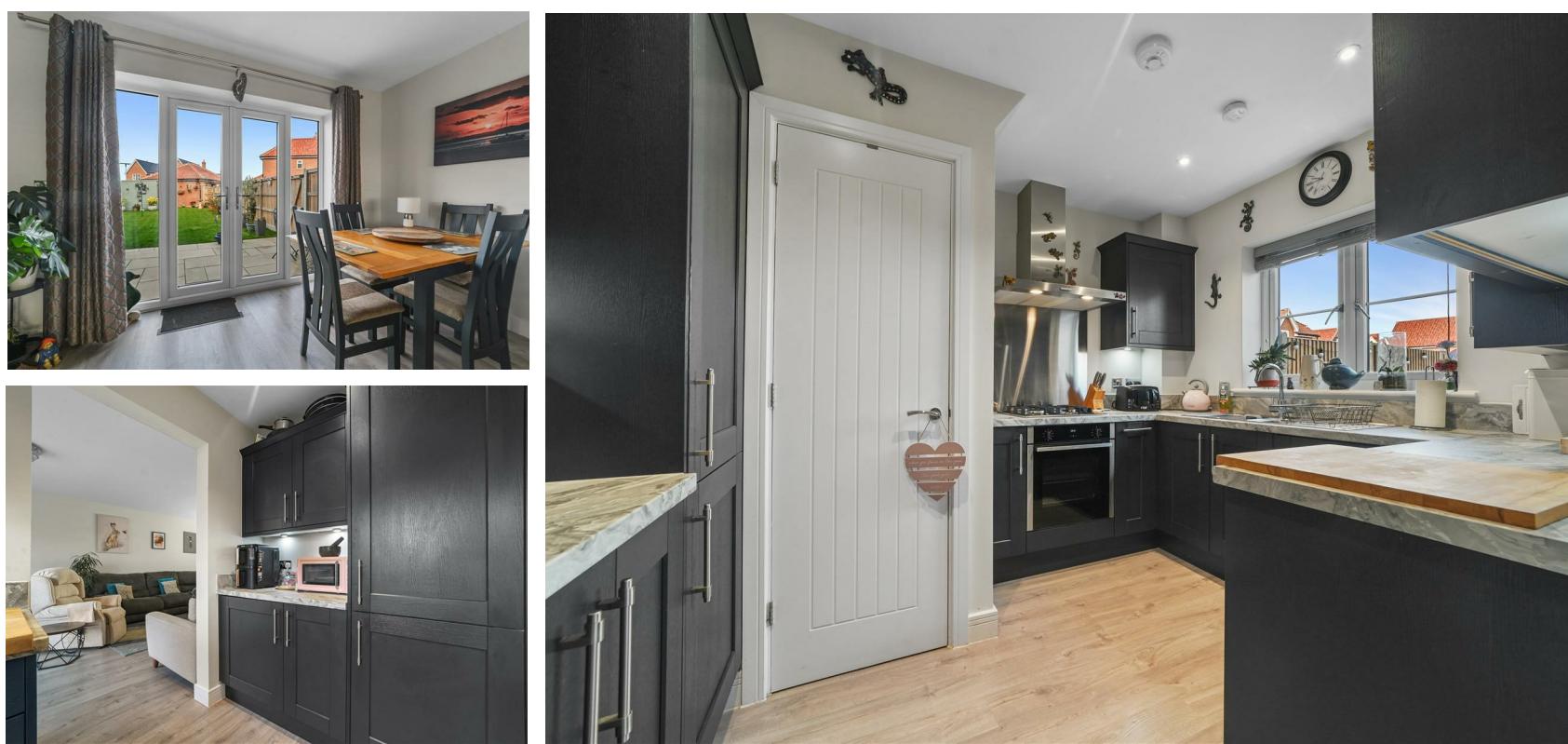
A beautifully presented three-bedroom semi-detached home set within the highly sought-after Lawford Green development, built by the renowned Rose Builders. This Constance design has been thoughtfully created for modern living, perfectly combining style, comfort, and practicality.

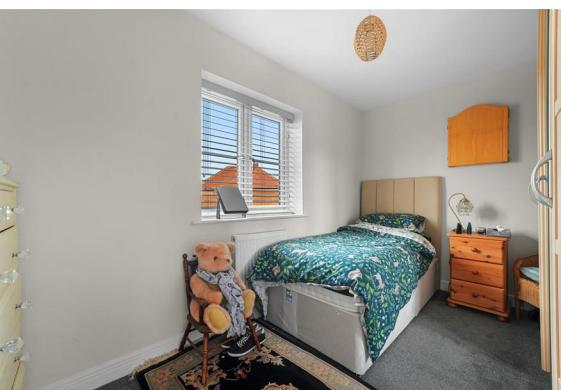
At the heart of the home is a bright open-plan living area with double doors leading to the rear garden. There is a beautiful kitchen, featuring high-quality integrated appliances and a handy storage cupboard. A ground-floor cloakroom adds further convenience to the well-considered layout.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom includes fitted wardrobes, providing both elegance and smart storage solutions, while a contemporary shower room serves this floor.

Outside, the generous, enclosed rear garden offers a private space to relax or entertain, complemented by a driveway providing off-road parking for several vehicles. Additional features include underfloor heating to the ground floor, ensuring year-round comfort.

This exceptional home presents an ideal opportunity for families, first-time buyers, or downsizers looking for a stylish and low-maintenance property within a thriving community.





- THREE BEDROOM SEMI DETACHED HOME
- SITUATED ON THE POPULAR LAWFORD GREEN DEVELOPMENT
- CONSTRUCTED BY ROSE BUILDERS
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- GENEROUS REAR GARDEN
- DRIVEWAY PARKING
- INTEGRATED KITCHEN APPLIANCES
- VIEWING ADVISED

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.

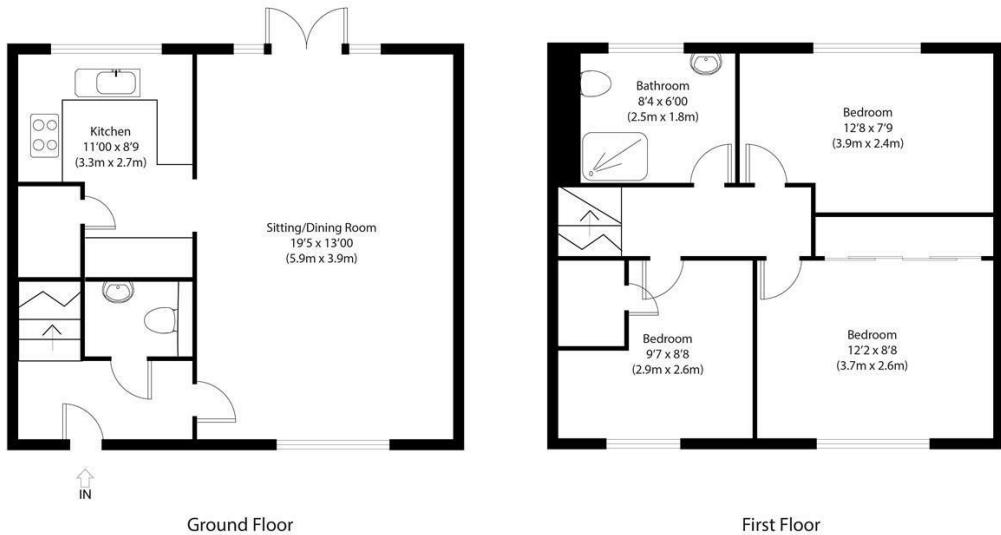
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen.

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 - C  
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



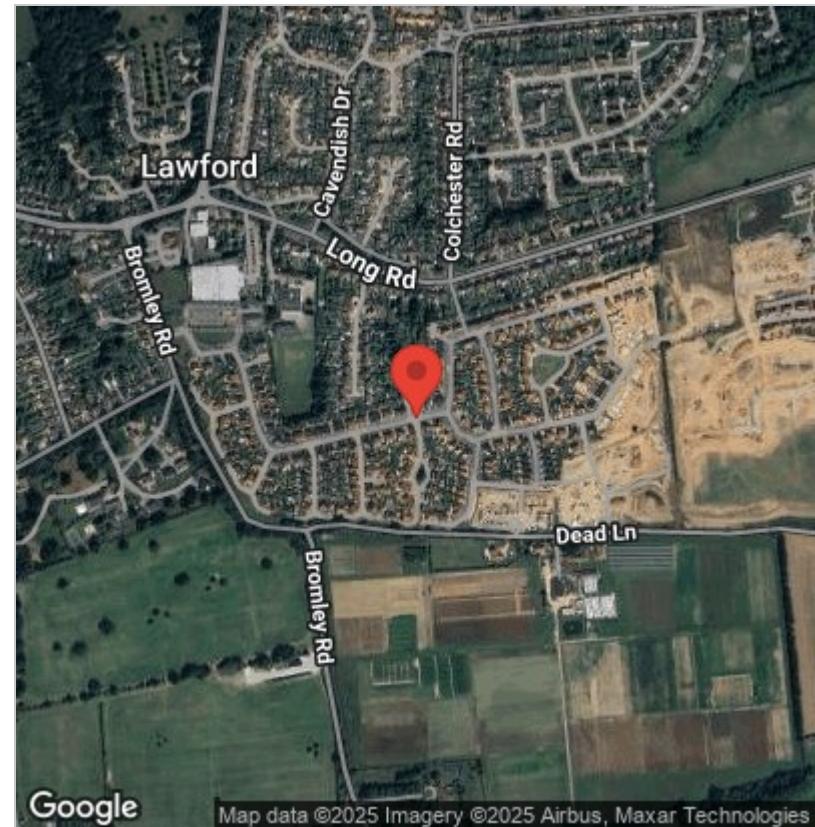
Approximate Gross Internal Area

870 sq ft (81 sq m)

Disclaimer: Floorplans are for illustration purposes only. Whilst we do not doubt the floor plan accuracy and completeness, our advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



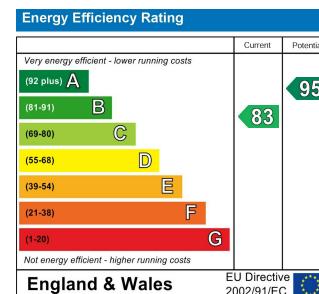
## Area Map



## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

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.