



Cornford Way, Lawford  
£425,000

## Cornford Way

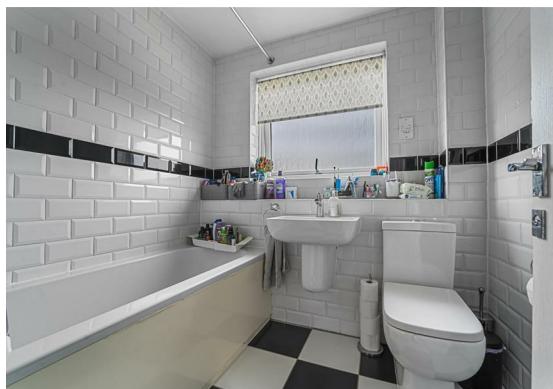
Nestled in the tranquil, family-friendly Lawford Dale estate, this delightful four-bedroom detached house presents an ideal home for growing families. The residence stands proudly in a peaceful nook of the neighbourhood, boasting convenient access to the lush greensward at the road's end, perfect for leisurely strolls and outdoor activities.

Upon entering, the welcoming hallway ushers you into a spacious living room, with a feature gas fireplace, bathed in natural light from the charming bay window. Adjacent to this, the dining room offers an intimate setting for family meals and effortlessly extends into the conservatory – a serene spot for relaxation overlooking the enclosed rear garden. Culinary enthusiasts will appreciate the well-appointed kitchen, which flows into a practical utility room and a downstairs WC, ensuring everyday functionality.

The upstairs accommodates four bedrooms, with the main bedroom enjoying the luxury of an en-suite shower room. A family bathroom completes the first-floor layout.

The property further benefits from a generous driveway, allowing for numerous vehicles to park to the front, complemented by a single garage for additional storage or vehicle security.





- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM & DOWNTOWNS WC
- EN-SUITE TO BEDROOM ONE
- CONSERVATORY
- GARAGE AND DRIVEWAY PARKING
- SITUATED ON THE POPULAR "LAWFORD DALE"
- EARLY VIEWING ADVISED

#### LOCATION:

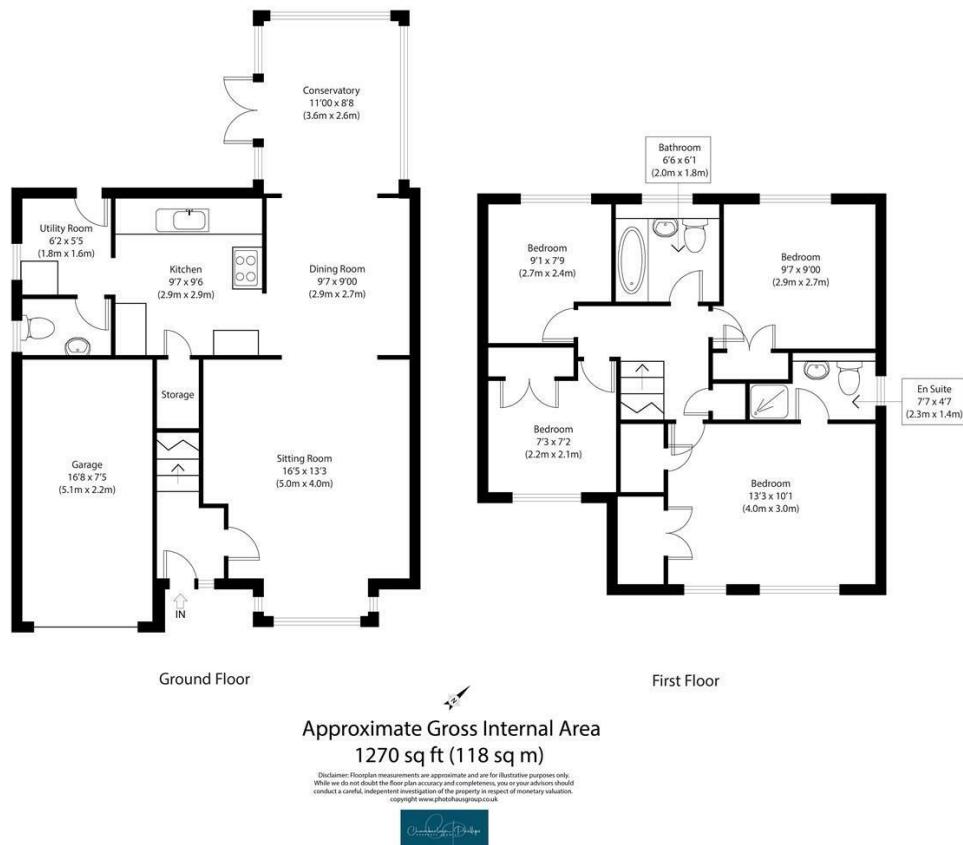
The property is situated on Cornford Way, Lawford, a desirable residential area on the edge of the Dedham Vale, just one mile south of Manningtree. This charming riverside town lies on the Essex/Suffolk border and offers a vibrant community with local shops, cafés, restaurants, galleries, a theatre, and essential amenities including a doctor's surgery and pharmacy. Conveniently positioned between Ipswich and Colchester, the area enjoys excellent transport links via the A12 and a mainline railway station with regular services to London Liverpool Street, approximately a 10-minute walk from the property.

Cornford Way is ideally located for families, being within easy walking distance of Highfields Primary School, rated Outstanding by Ofsted, as well as Manningtree High School and Lawford Church of England Primary School, both of which enjoy strong local reputations. The area also offers a selection of well-regarded independent schools, including the Royal Hospital School at Holbrook, Ipswich School, and Holmwood House in Colchester, all within comfortable driving distance.

#### Agents notes:

Tenure - Freehold  
Council Tax - Band D  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas fired radiators  
Mobile Coverage - EE - 86% / o2 - 77% / Vodafone - 72% / Three - 59%  
Broadband Availability - Ultrafast is available

## Floor Plan



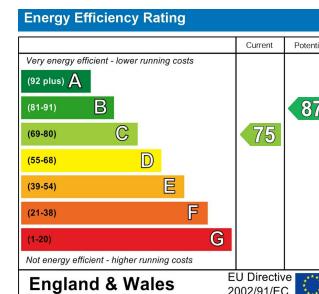
## Area Map



## 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 - D

Tenure - Freehold