



# Charles Wright

## PROPERTIES

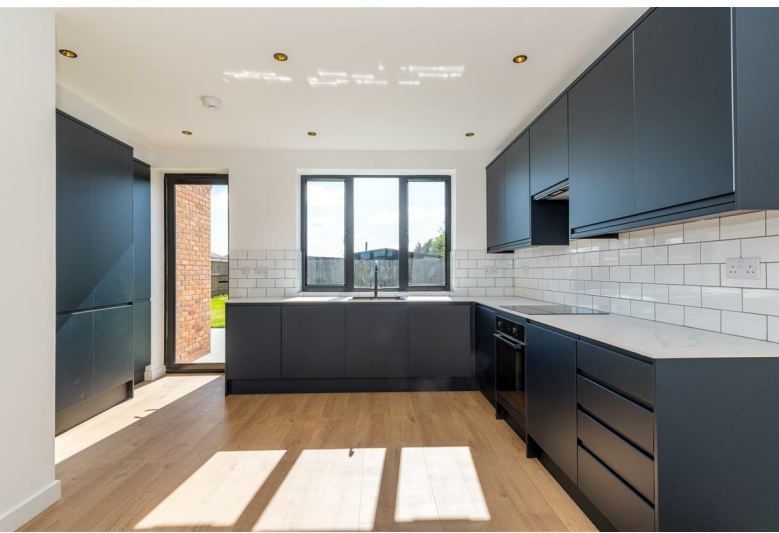
Selling Properties the Wright Way



## 45a Harwich Road

Lawford, Manningtree, CO11 2LS

**Guide price £550,000**





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## Description

A superb brand new four bedroomed detached house offering versatile accommodation being built to a superior finish in a popular location within easy driving distance of Colchester or the quaint town of Manningtree.

Being a modern home it benefits from excellent insulation, solar panels and air source heat pumps. Other advantages include under floor heating to the ground floor with radiators to the first floor, aluminium double glazing, ample parking, electric car charging point, stylish fitted kitchen and bathrooms, south easterly rear aspect and 10 year Protec guarantee.

## Location

Ardleigh is a popular village to the north east of Colchester with a number of facilities including a post office, convenience store, take away, petrol station and it's own primary school to name but a few. Further facilities are within easy reach at nearby Manningtree, 4 miles or the historic Roman town of Colchester is 6 miles. For the commuter, Manningtree is also on the main line, Norwich to London's Liverpool Street where the journey is scheduled for just under the hour. There are a number of activities locally with both Stour sailing club and Ardleigh sailing club close by as well as some stunning walks along the Stour in Constable Country.

## Entrance hall

Composite front door, engineered oak flooring with underfloor heating, doors to ground floor accommodation and stairs to the first floor.

## Cloakroom

Low level wc and wall mounted wash basin.

## Sitting room

14'05 x 11'09 (4.39m x 3.58m )

Double glazed aluminium window to side, double glazed aluminium bi-folding doors to rear and engineered oak flooring with underfloor heating.

## Kitching/dining room

19'08 x 10'04 (5.99m x 3.15m)

Double glazed aluminium windows to front and rear, double glazed aluminium door to rear. Handless navy kitchen units with marble effect worktops above, granite effect sink, integrated oven and hob with extractor above, freestanding washing machine, freestanding dishwasher, integrated fridge/freezer and cupboard housing the electric boiler. Engineered oak flooring with under floor heating.

## Bedroom four

11'05 x 8'09 (3.48m x 2.67m)

Double glazed aluminium window to front and engineered oak flooring with underfloor heating.

## First floor landing

Spacious landing with doors to the first floor rooms and carpet flooring.

## Bedroom one

11'05 x 10'07 (3.48m x 3.23m)

Double glazed aluminium window to rear, vaulted ceiling, radiator, door to ensuite and carpet flooring.

### Ensuite

8'09 x 3'07 (2.67m x 1.09m)

Double glazed aluminium window to side, shower cubicle, wall mounted wash basin with waterfall tap, low level wc, heated towel rail, wall and floor tiling.

### Bedroom two

13'03 x 11'02 (4.04m x 3.40m)

Double glazed aluminium window to front, radiator and carpet flooring.

### Bedroom three

11'08 x 10'03 (3.56m x 3.12m)

Double glazed aluminium window to front, radiator and carpet flooring.

### Bathroom

7'04 x 7' (2.24m x 2.13m)

Aluminium double glazed window to rear, three piece bathroom suite comprising of a panelled bath with shower above, low level wc, wall mounted wash basin with waterfall tap, heated towel rail, wall and floor tiling.

### Outside and gardens

There is a brick paved driveway providing off road parking for ample vehicles and an electric charging point. The front garden will be laid to turf with a ramp leading to the front door and side gate to the rear garden. The rear garden will have a generous patio in Natural Sandstone leading onto a large turfed area enjoying a south easterly aspect enclosed by panelled fencing.

### Services

We understand mains electric, water and drainage are connected to the property.

Tenure: Freehold

EPC rating: Band B

Council tax band: TBC

Council: Tendring District Council.

### Directions

From Ipswich proceed south along the A137, through the villages of Tattingstone and Brantham. Under the railway at Manningtree and at roundabout take the third exit up Coxs Hill. At mini roundabout turn right to Ardleigh /Colchester and the site will be found further along on the left hand side before the railway bridge



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

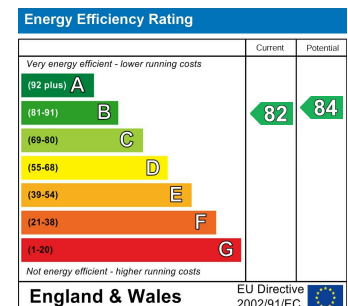


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: [cwp@charleswrightproperties.co.uk](mailto:cwp@charleswrightproperties.co.uk)