



Harwich Road | Lawford | CO11 2LP

FINE & COUNTRY

OVERVIEW

** £800,000 to £825,000 (Guide Price) **

Set within a tranquil setting, this exquisite four-bedroom modern detached bungalow offers approximately 1750 sq. ft of luxurious living space, designed with both style and functionality in mind, the property has been designed to ensure that it is light and airy, it enjoys a contemporary kitchen and open plan dining space.

A generous lounge with bi-fold doors opening onto a large patio and beautiful private garden, allowing inside out - outdoor living, The property benefits from four bedrooms, two with ensuite bathrooms.

As well as being close to woodland, the property is on the "Essex Way" route and offers access to the charming village of Dedham..









STEP INSIDE

The light and spacious hallway leads to the generous sitting room, a perfect blend of comfort and elegance, ideal for both relaxation and entertaining. The room features skylight windows and bi-fold doors which allows light to flood into the space.

The heart of the home, a generously proportioned kitchen/dining room, seamlessly combines modern gourmet functionality with spacious dining, catering to a truly indulgent culinary experience. The bi-fold doors ensure that the kitchen is light and airy, and opens to a modern patio area, ideal for creating the ideal outside/indoor experience. Both the sitting room and kitchen look out into the large garden which backs onto woodland ensuring a peaceful and private space.

The property features four beautifully appointed bedrooms. The master suite is a sanctuary of sophistication, complete with an ensuite bathroom, providing a solace of privacy and luxury. The additional bedrooms offer flexible spaces for family, guests, or home office use, with a second ensuite serving one of the rooms, offering added convenience.

Practicality is woven throughout the home with a well-sized utility room and a centrally located family bathroom that enhances the home's functionality and flow.



STEP OUTSIDE

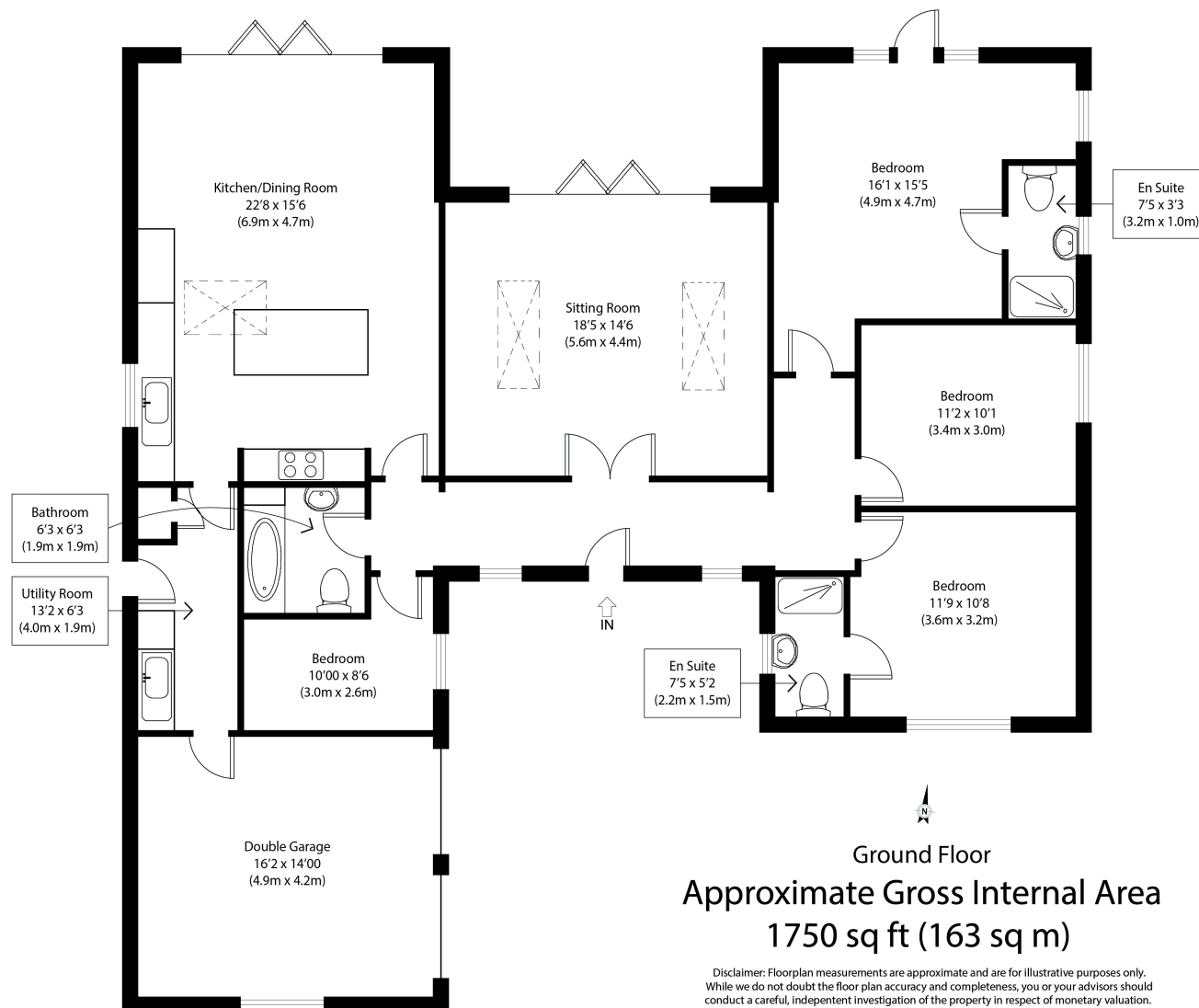
The secure and private garden is laid to lawn with planting and a large patio area.

The property is complemented by a substantial double garage, which promises ample storage and secure parking. The thoughtfully crafted layout underscores not just a residence, but a lifestyle-cherishing both the elegance and practicality desired in a contemporary family home.

This exceptional property is truly a rare find, harmonizing stunning architectural features with modern luxury.

LOCATION

Lawford is known for its picturesque countryside and proximity to the River Stour, offering scenic views. Lawford itself is a quaint and peaceful village, the community enjoys a relaxed pace of life, with easy access to larger towns like Manningtree for shopping and dining. The area is well-connected by road and rail, making it convenient for commuting while maintaining a tranquil rural atmosphere. The property is on the "Essex Way" route and offers access to the charming village of Dedham.



CRAIG GANDERTON
DIRECTOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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