



Gainsborough Drive

****Chain Free**** This immaculate detached home is nestled in the heart of Manningtree. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful and the transport links are excellent. Within a short walk of the property, you will find Manningtree rail station where you can be in London in an hour. The property is double-glazed throughout (recently fitted) and benefits from off-street parking for 2 cars. With 4 bedrooms, 2 reception rooms and a large sunny garden, this truly is a fantastic home.

Guide price £375,000

Gainsborough Drive

Lawford, Manningtree, CO11



- Chain Free
- Close to Station
- Guest W.C
- 4 Bedrooms
- Off Street Parking
- 2 Receptions
- Immaculate Condition

The Property

This incredible detached home is both striking and exceptionally well-presented. Brick-built, with attractive cladding, it is hard not to be impressed by the handsome facade of this family home. The building is nestled on a quiet road in the heart of Lawford Dale.

As soon as you step inside, you are immediately struck by the large open rooms, plentiful natural light, and exceptional finish. To the left and you find yourself in the contemporary kitchen. With quartz worktops, white cabinetry, integrated Neff appliances, boiling water tap and sleek grey worktops, all complement the tiled flooring with underfloor heating. Off the hallway, you can find a downstairs cloakroom comprising a low level WC and basin.

To the right, you enter the dining room which is generous in size and beautifully executed with wooden style flooring and a tasteful pebble grey finish on the walls.

To the rear is a generously sized living space flooded with natural light from dual-aspect windows and sliding doors opening directly onto the garden. Beautifully illuminated and perfectly finished with a cosy gas fire, this room creates the perfect space to unwind at the end of the day or to entertain family and friends.

On the first floor (split level) are 4 spacious bedrooms, two of which boast bespoke fitted wardrobes. The bathroom, in keeping with the rest of the property, perfectly combines modern luxury and style with a fully tiled finish and white bathroom suite.

The Outside

The rear garden is of a good size and basks in sunshine throughout the day. There is a decked area off of the living room perfect for outside dining. The garden has mature borders and is private, it is mostly laid to lawn and easy to maintain. There is also a garden shed.

The Area

Manningtree, Britain's smallest town, is a beautiful waterside town in North Essex with far-reaching estuary views, excellent local amenities and a vibrant community. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful and the transport links are excellent. Within a short walk of the property, you will find Manningtree rail station where you can be in London in an hour. Manningtree itself has numerous excellent local schools and Ipswich/Colchester are only a short drive/bus/train away with plenty more. As well as being an area of outstanding natural beauty, the town is also perfectly placed to explore Constable Country and the other lovely surrounding villages.

Further Information

Tenure - Freehold

Council Tax - Tendring Band C



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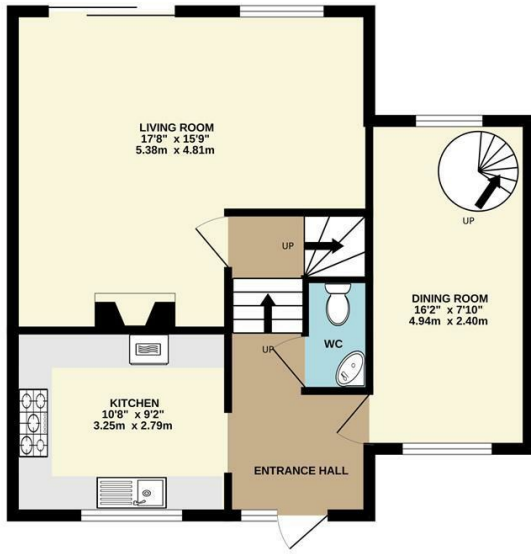
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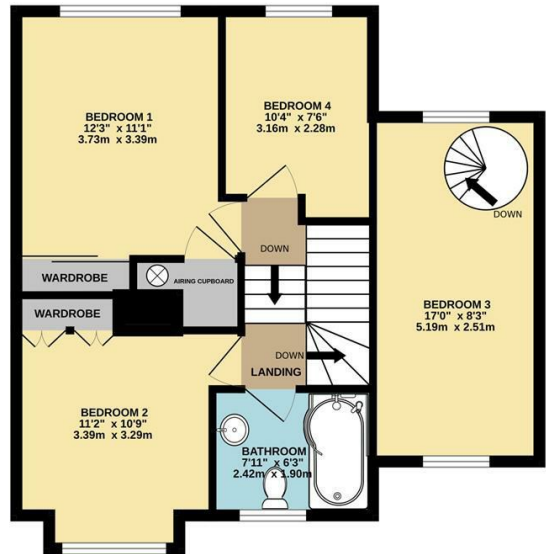
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Floor Plan

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	82		
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	