



Manningtree

A fantastic opportunity to acquire a spacious 2-bedroom detached bungalow with a stunning south-facing garden (with incredible estuary views), off-street parking and a garage. This home occupies an attractive position in the village of Lawford in northeast Essex. Lawford and the neighbouring town of Manningtree have excellent local amenities and fantastic transport links, with direct trains to London from Manningtree station. To truly appreciate what this property has to offer, a viewing is highly recommended.

Guide price £300,000

Knights Close

Lawford, Manningtree, CO11



- Detached Bungalow
- Excellent transport links
- Close to Manningtree town
- Garage
- Semi rural
- No through road
- South facing garden
- Off street parking
- Guide Price £300,000 - £310,000

The Property

On entering the property into the hallway, you will find the kitchen almost directly on your right. The kitchen is of a good size and has been beautifully refitted. There are integrated appliances, an electric oven with gas hob, a wine cooler and ample worktop space. The room is well-lit thanks to a large south-facing window which enjoys pretty garden views.

Adjacent to the kitchen you will find the lounge/dining room. This generous living space has been neutrally decorated with wooden flooring. There are garden views as well as direct access to the patio from this room via double doors.

Back into the hallway and you will find the bathroom. This room is fully tiled with a freestanding bath with an overhead shower, low-level WC and a basin with under-sink storage.

Located at the front of the property you will find the two bedrooms. Both bedrooms are large doubles and have plenty of space for wardrobes. Bedroom one is exceptionally large and is currently being used as a dining room.

The Outside

This attractive bungalow has a landscaped south-facing garden. The current owner has had the garden designed and stepped for maximum enjoyment with a patio for entertaining, a pond, an area laid to lawn and a top patio. You will find stunning estuary views and picturesque sunsets from the top of the garden. At the front of the property you will find a generous drive for 2+ cars and a garage.

The Area

Lawford is a small village in the Tendring district of northeast Essex. The area is stunning with ample countryside to explore, surrounded by a plethora of other beautiful villages and towns containing an abundance of independent eateries, bars and boutique shops. The closely located small town of Manningtree is enviably positioned next to the river Stour. Also within striking distance is Dedham, a picturesque village located within an area of outstanding natural beauty.

Further Information

Tenure - Freehold

Council Tax - Tendring Band B

Construction - Brick

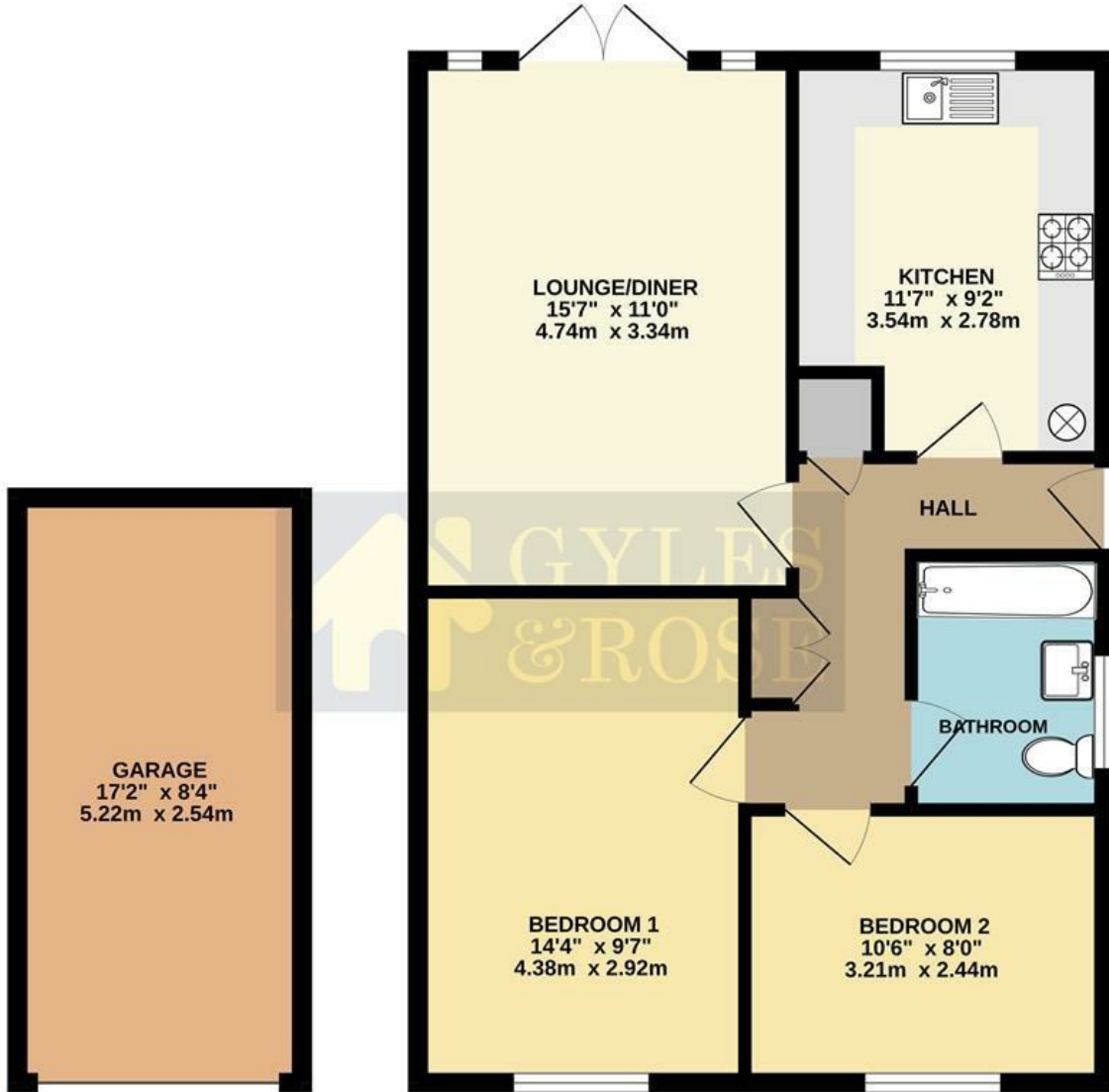
Mains Electric, Gas, Water and Sewage

Sellers position - Needs to find onward purchase



Floor Plan

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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
	86		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	