



## Dorset Square, Manningtree

Charming home near Manningtree town centre with a sun-soaked garden, stylish interiors, and private parking —perfect for modern living!

Guide price £300,000

# Dorset Square

Lawford, Manningtree, CO11



- Prime Location
- High Ceilings
- Stunning views
- Guide Price £300,000 - £325,000
- Excellent Transport Links
- Off-Road Parking
- Water Softener
- South-Facing Garden
- Beautifully Presented
- Approx. 2 Years Warranty Remaining

### The Property

Nestled in the heart of Lawford, this well-presented two-bedroom home offers a perfect blend of modern convenience and comfortable living. With a thoughtfully designed layout, the property features a spacious kitchen/diner, a bright living room, and generously sized bedrooms.

Upon entering, a welcoming hallway leads to the light-filled living room, providing a cosy space to relax. The modern kitchen/diner is well-equipped with ample storage and workspace, creating the perfect setting for entertaining. A convenient WC completes the ground floor.

Upstairs, two well-proportioned bedrooms offer flexibility, with the main bedroom providing plenty of space for storage. A contemporary family bathroom adds to the home's stylish appeal.

### The Outside

The property boasts a south-facing garden, perfect for enjoying the sun throughout the day. The garden features a lawn and a paved area, offering a great space for outdoor dining, relaxation, or entertaining.

Positioned at the front of the property is a spacious green with a play park, making it perfect for families with children.

### The Area

Situated within walking distance of Manningtree town centre, this charming home enjoys a highly sought-after location. Manningtree offers a vibrant selection of quaint cafés, wine bars, and restaurants, along with a variety of local amenities to cater to everyday needs.

Families will appreciate the excellent choice of schools, with several well-regarded primary and secondary schools nearby.

Exceptional transport links further enhance the appeal of this home. Manningtree railway station, just a short walk away, provides direct services to London Liverpool Street in under an hour. Meanwhile, the A12 and A120 offer convenient road connections to surrounding areas.

Beyond the town, Manningtree is perfectly positioned for exploring Constable Country, with its breathtaking landscapes and picturesque villages waiting to be discovered.

### Further Information

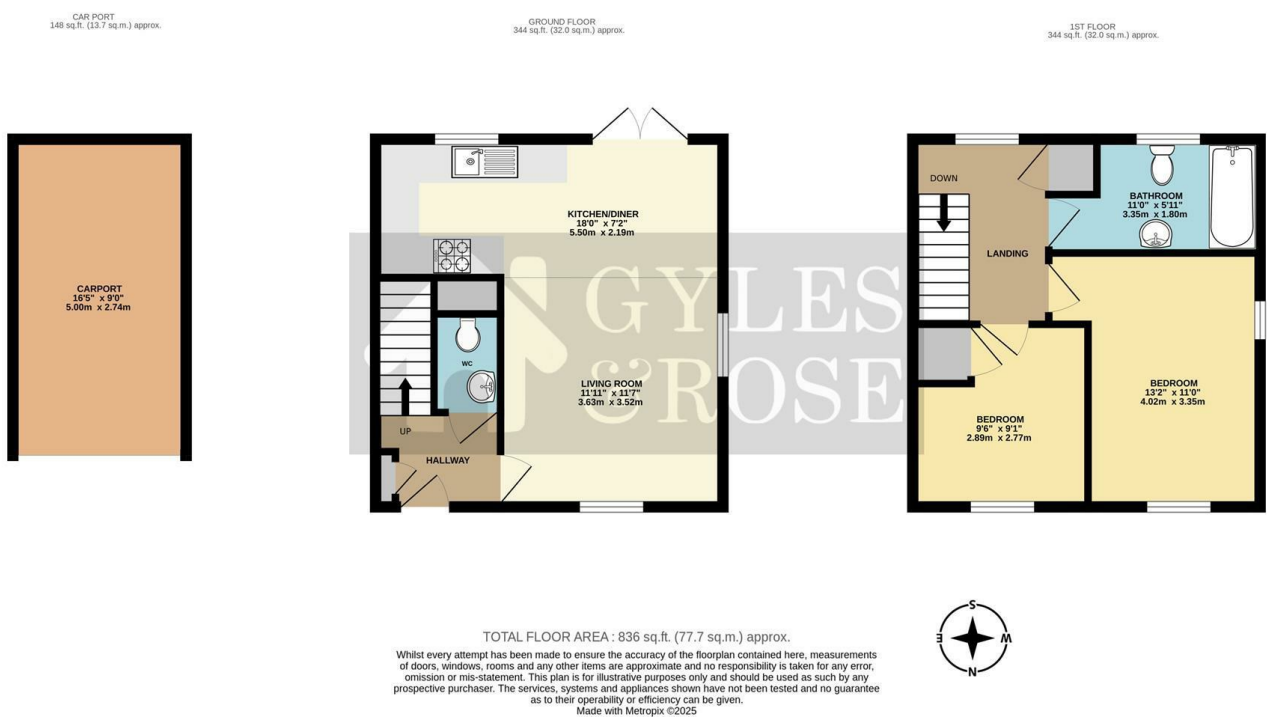
Tenure: Freehold  
Council Tax: Tendring Band C  
Construction: Brick  
Mains water, gas, electricity and sewerage.  
Seller position: Need to secure an onward purchase  
Circa 2 Years warranty left  
Circa £160pa estate fee for the carport

In line with the Estate Agents Act 1979 - This vendor is a relative/friend of someone who works at Gyles & Rose.





Floor Plan



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