



Lawford, Manningtree

****Guide Price £350,000-£375,000****

A beautifully presented semi-detached home offering spacious living, a landscaped garden, and a versatile outbuilding perfect for a home office. Featuring a modern kitchen, bright lounge/diner, off-street parking and a garage — all in the sought-after area of Lawford, close to excellent schools and transport links.

Guide price £350,000

Hunter Drive

Lawford, Manningtree, CO11



- Spacious living area
- Modern family bathroom
- Versatile outbuilding & garage
- Mainline Railway to London in under an hour
- Contemporary kitchen
- Ground floor WC
- Ample parking
- 3 Good sized bedrooms
- Generous garden
- Excellent schooling nearby

The Property
Immaculately maintained throughout, this property offers spacious and versatile accommodation arranged over two floors.

Upon entering, you are welcomed into a light-filled entrance hall with convenient under-stairs storage and a stylish cloakroom/WC featuring characterful wallpaper. The generously sized living and dining area is a true highlight, featuring modern décor, wood flooring, and a striking blue feature wall that adds a contemporary touch. Sliding doors open seamlessly to the rear garden, creating a wonderful indoor-outdoor flow.

The well-appointed kitchen is fitted with a range of shaker-style cabinets in soft pastel tones, complemented by wooden worktops and integrated appliances including a double oven and extractor.

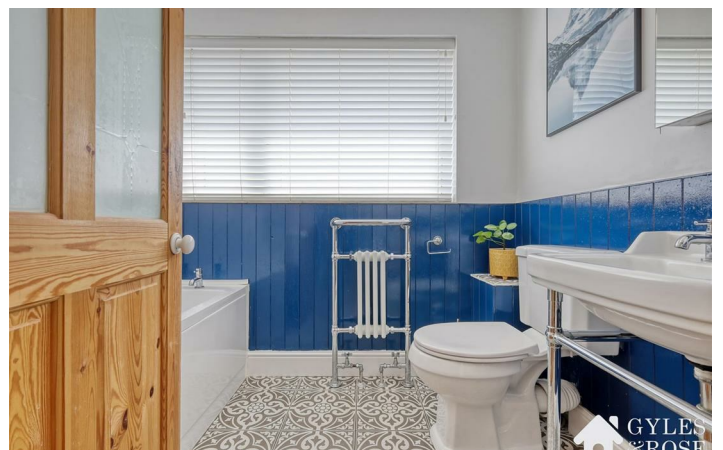
Upstairs, you will find three well-proportioned bedrooms, including a principal bedroom with ample fitted wardrobes, ideal for modern family living. The family bathroom is finished in a fresh, contemporary style with eye-catching tiling and a classic white suite.

The Outside
To the rear, the property boasts a delightful, landscaped garden — perfect for entertaining or relaxing on sunny days. A paved patio area offers space for alfresco dining, while the lawn is bordered by established shrubs.

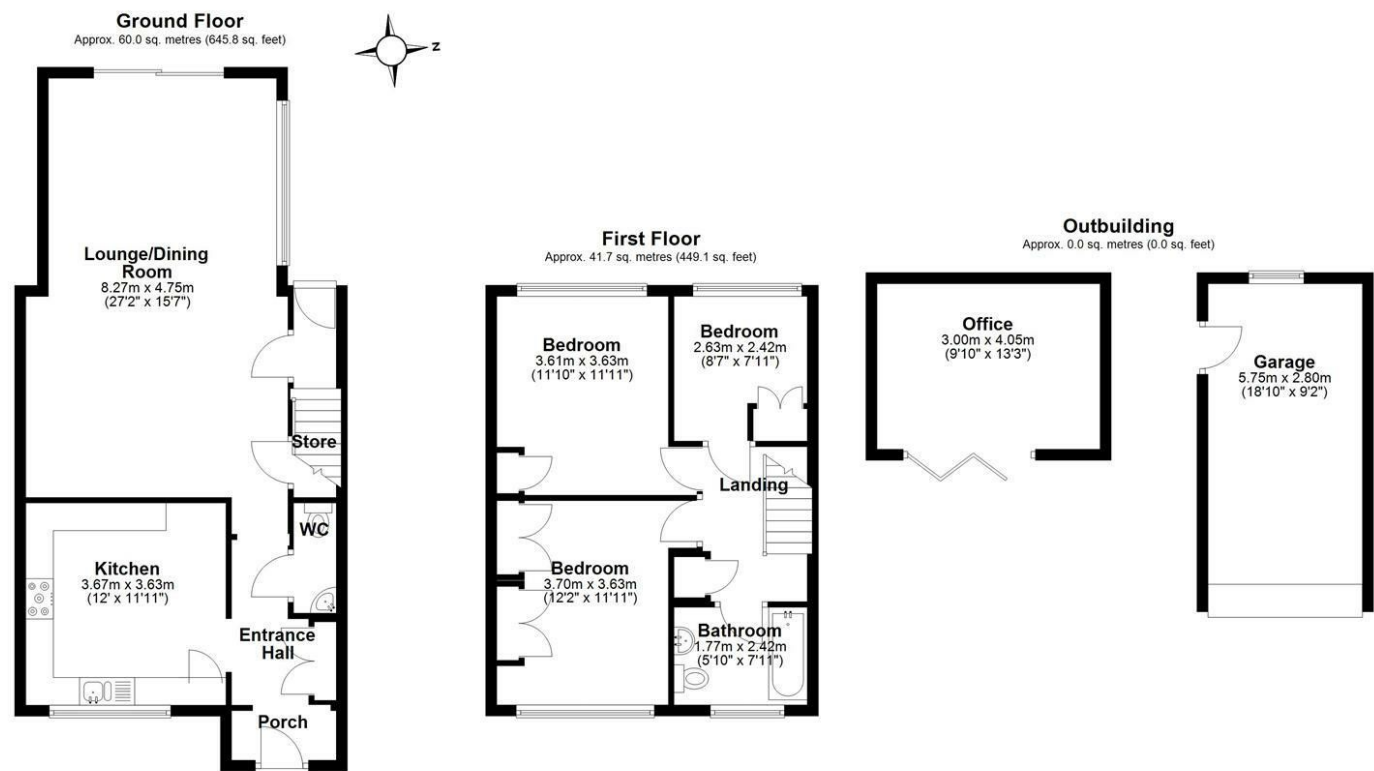
A versatile outbuilding, currently used as a home office/playroom, provides the perfect space for remote working, hobbies, or additional storage. A garage offers secure parking, while the block-paved front driveway provides ample off-street parking for multiple vehicles.

The Area
Within walking distance, Manningtree offers an abundance of local delights, from independent cafés and welcoming wine bars to much-loved restaurants. Among them are the ever-popular Lucca, known for its wood-fired pizzas, The Moghul Indian restaurant, Estuary Wine Bar with its acclaimed live music evenings, and Maiz, a cosy Mexican café. Cultural offerings abound too, including the Manningtree Arts Café with regular literary events, a local theatre, sailing club, art gallery, and a range of both vintage and contemporary lifestyle shops. Families are exceptionally well catered for in Lawford and the surrounding area, with a selection of well-regarded primary and secondary schools just a short walk away. The highly sought-after Colchester grammar schools are also within easy reach, served by regular bus and rail links. Commuters will appreciate the convenience of Manningtree Station, just a brief walk or cycle from the property, offering direct rail services to London Liverpool Street in under an hour. Excellent road connections via the A12 and A120 provide further accessibility across the region. Lawford also sits on the doorstep of Constable Country, surrounded by picturesque villages, rolling countryside, and scenic walks, offering a lifestyle that balances the best of both town and country.

Further Information
Tenure - Freehold
Plot Size - 0.08 Acres
Council Tax - Tendring Band C
Mains: Electric, Water, Gas and Sewerage
Construction - Brick
Sellers Position - Need to secure an onward purchase



Floor Plan



Total area: approx. 101.7 sq. metres (1094.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Hunter Drive, Lawford

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