



Churchwood
Stanley

26 Keating Close, Lawford
£179,000

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A smart one bedroom home within walking distance of Manningtree station.

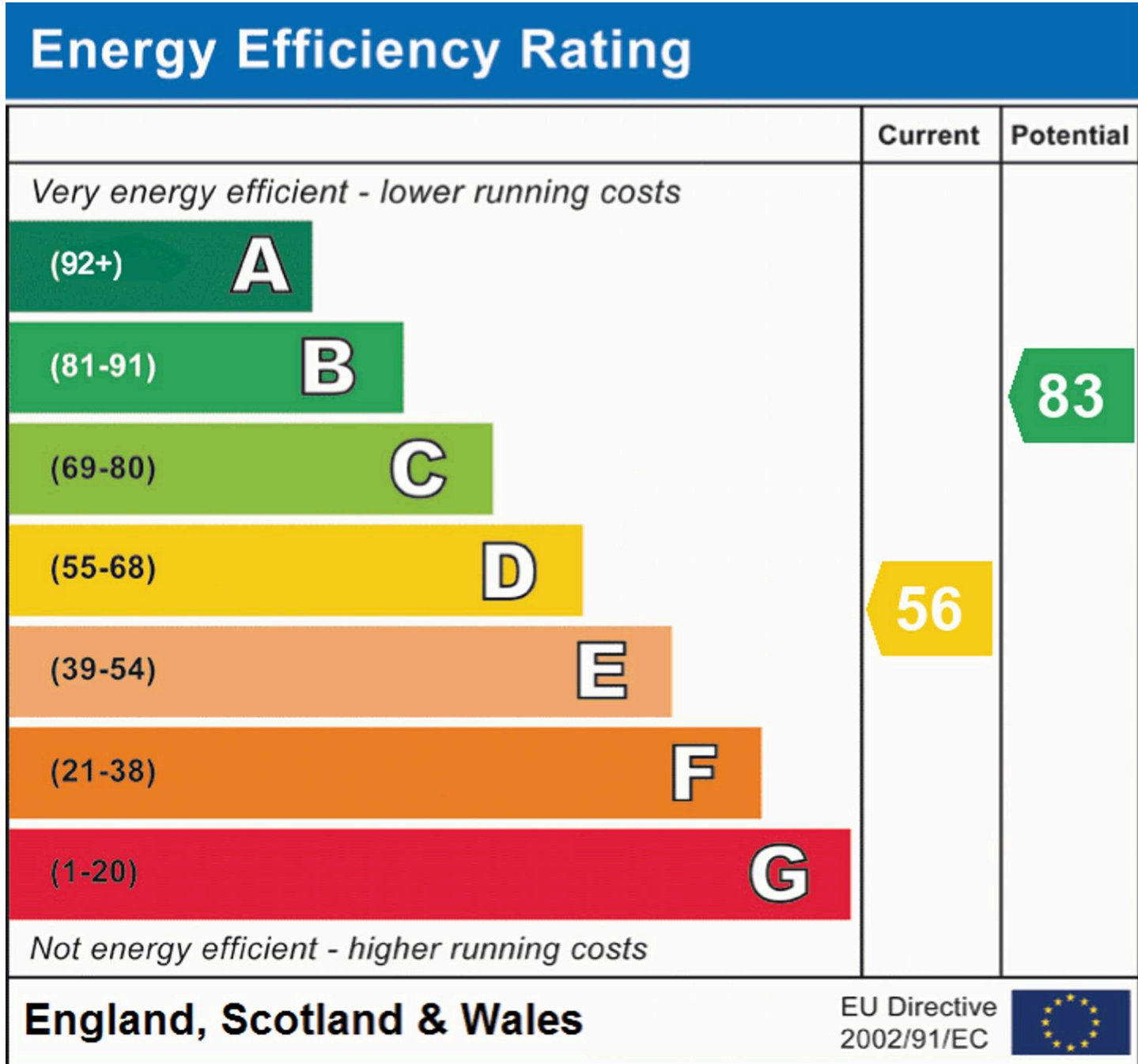
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No onward chain
- Open plan living accommodation
- Gas burning stove stove in the living room
- Mezzanine bedroom with fitted wardrobe
- Bathroom
- Residents parking
- Fully double glazed



26 Keating Close

Lawford, Manningtree

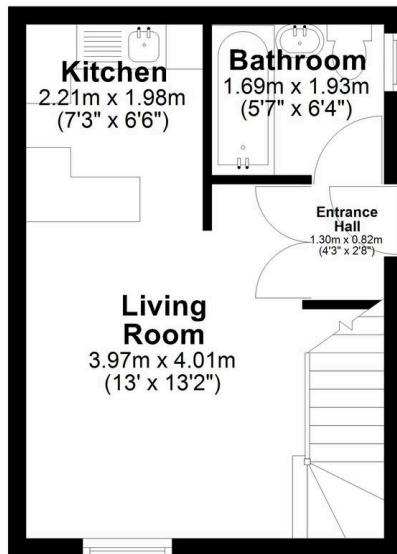
Set on a peaceful corner of Keating Close in Lawford, this one-bedroom terraced home feels like a hidden gem – compact yet full of charm, smartly updated, and cleverly laid out to make the most of every inch. As you approach, the property sits tucked into a quiet cul-de-sac, with a green open outlook and a sense of privacy that's rare in homes of this size. A handy full-height store sits just to the side of the front door, ideal for bikes, bins or tools, and could easily be integrated into a private garden space with a bit of fencing if desired.

Stepping through the front door, you're greeted by a small entrance hall with the bathroom just to your right. Straight ahead, glazed French doors invite you into the open-plan living space, and the first thing you'll notice is the ceiling, soaring up to a vaulted apex, it creates a real sense of airiness that sets this home apart. The large, full-height window looks out to the greenery beyond, flooding the room with soft natural light and giving you a peaceful view from the sofa. A striking gas fired stove sits neatly beneath the chimney breast, complete with a sleek black flue that rises up towards the rafters, giving the space both warmth and character. The soft grey carpet underfoot adds comfort, while the clean white walls give a fresh, neutral backdrop that suits almost any style of décor. The open timber staircase leads up to the mezzanine above, and the space beneath could easily be fitted with storage or left open to keep the layout feeling generous.

Just off the living room, the kitchen has been designed with both function and style in mind. Glossy white cabinets with chrome handles line three sides of the room in a practical U-shape, offering a surprising amount of storage and plenty of workspace for cooking. The tiled splashbacks wrap around in a smart grey tone, complementing the wood-effect worktops and keeping things feeling clean and cohesive. There's a freestanding electric cooker with an oven and four-ring hob, plus a washing machine already in place – a simple but well-planned space that's ideal for everyday use.

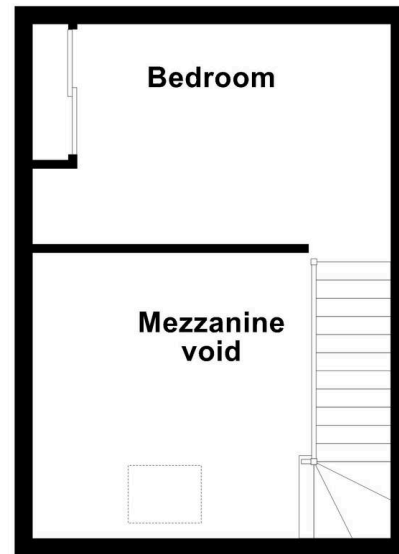
Ground Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.1 sq. feet)

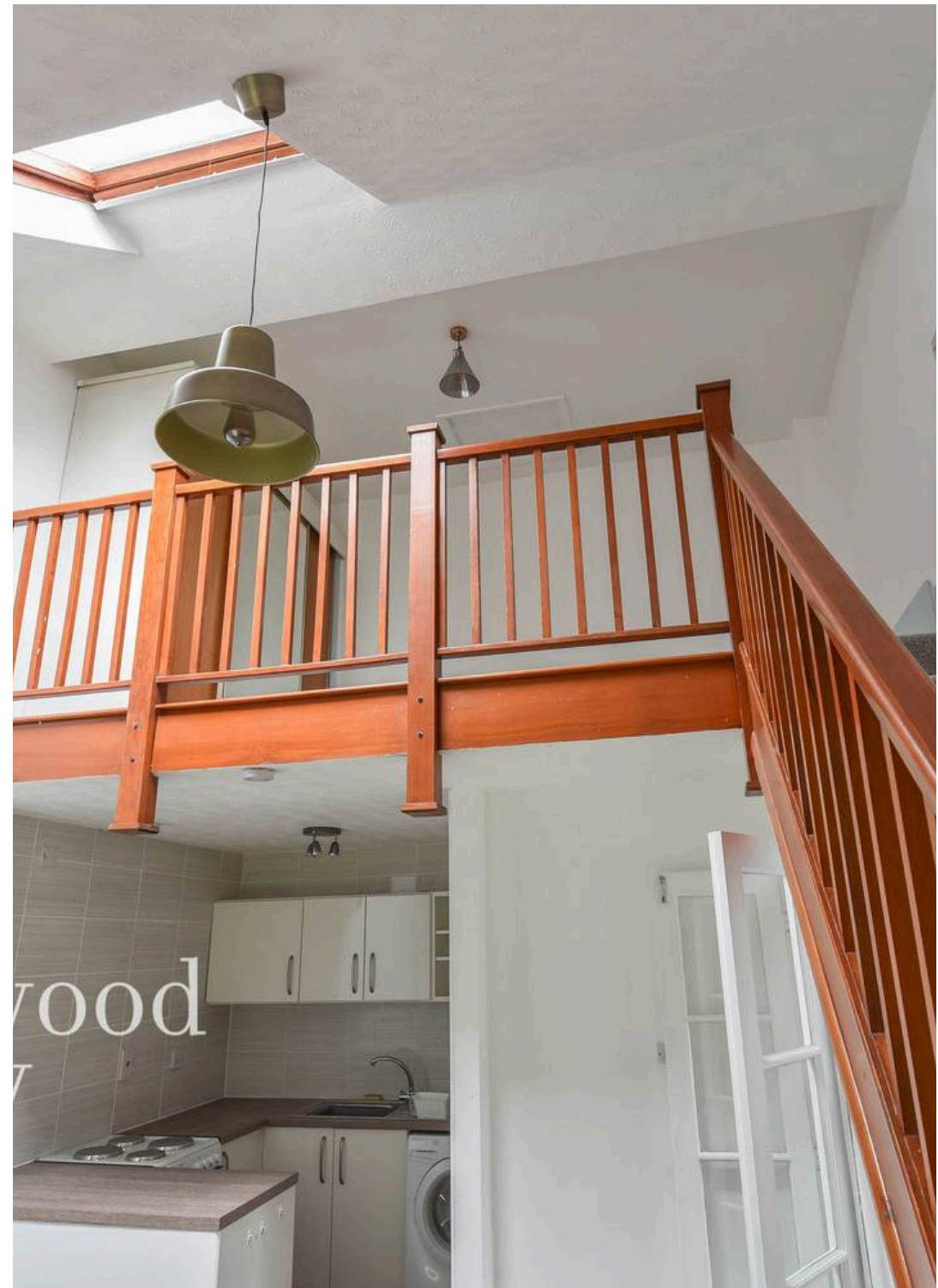


Total area: approx. 46.9 sq. metres (504.5 sq. feet)

Back through the living area and up the stairs, the mezzanine bedroom overlooks the space below and captures the same light, open feeling thanks to the vaulted ceiling and a large Velux-style window. The room is neatly finished with the same soft grey carpet and white walls, making it feel calm and restful. A large built-in wardrobe with mirrored sliding doors spans one wall, providing excellent storage while also reflecting light around the room. There's a lovely sense of privacy despite the open layout, and with the balustrade framing the edge, it feels stylish and connected rather than closed off. This space works beautifully as a bedroom but could just as easily double up as a home office, reading nook, or creative studio, anywhere you want to feel inspired.

The bathroom, accessed off the entrance hallway, is simple but well presented, with a clean and modern design. Soft beige tiles line the walls around the bath and basin, and a pale blue feature wall adds a splash of personality without overwhelming the space. The suite includes a full-length bath with a mixer shower, a pedestal basin with a floating glass shelf and mirror, and a modern close-coupled WC. Everything you need, tucked away in a compact footprint, and all finished to a good standard.

This is a home that surprises. It's not just the layout that makes it feel bigger than you'd expect, it's the height, the light, and the clever use of space. Whether you're curling up by the fire, working from home on the mezzanine, or enjoying the view through that big picture window, it's a property that feels calm, considered and just a little bit different. There's no onward chain to worry about, and with residents' parking outside and the shops and train station just a short walk away, it's a spot that balances privacy with convenience. A genuinely unique opportunity for anyone looking to get onto the ladder or downsize in style.





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Entrance Hall

2' 8" x 4' 3" (0.82m x 1.30m)

Providing a welcoming transition from outside to inside. Here you will find the bathroom on your right hand side and French glazed doors that lead you to the open plan living accommodation in front of you.

Living Room

13' 2" x 13' 0" (4.01m x 3.97m)

The open-plan living area is a striking and versatile space that blends character with modern comfort. A full-height window fills the room with natural light and offers a lovely view of the garden beyond, while a vaulted ceiling adds drama and airiness. The staircase rises elegantly to a mezzanine landing, with its warm timber balustrade providing a rich contrast against the fresh white walls and soft grey carpeting. Beneath the stairs, there's practical storage potential, while gas stove with exposed flue brings a cosy, rustic touch - ideal for creating a focal point during the colder months. Whether you're entertaining, relaxing, or simply enjoying the view, this room is both impressive and inviting, with clear lines of sight into the kitchen making it ideal for modern, connected living.

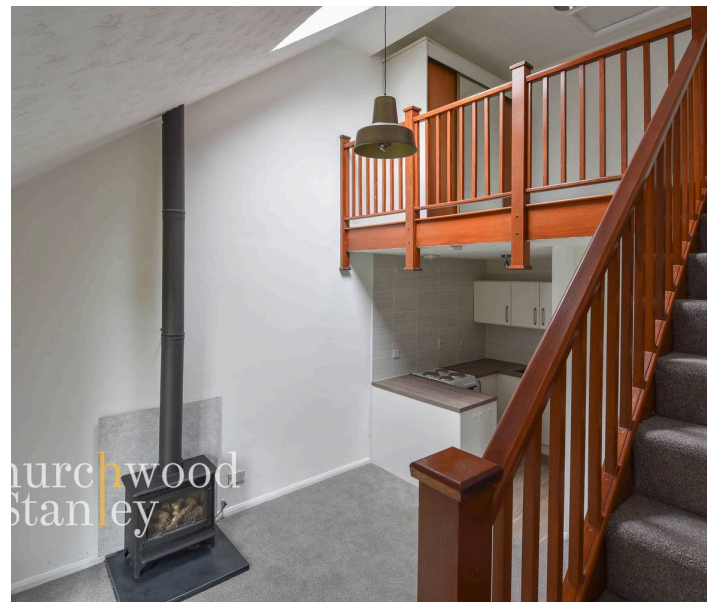
Kitchen

6' 6" x 7' 3" (1.98m x 2.21m)

This modern kitchen has been thoughtfully designed to maximise both space and functionality. Sleek gloss white cabinets with chrome handles line the walls, complemented by a stylish wood-effect worktop and contemporary grey-toned tile splashbacks that wrap around the room for a clean, cohesive look. The layout forms a practical U-shape, ideal for cooking and food prep. Integrated appliances include an electric hob and oven, with space below the counter for a washing machine (included). Open shelving above the sink adds a touch of practicality, perfect for quick access to everyday essentials. Bright and easy to maintain, it's a smart and efficient space.



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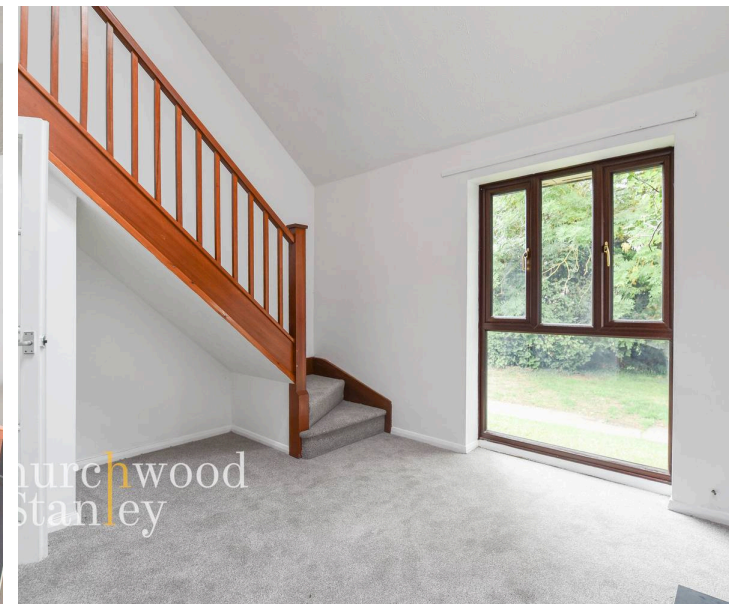
Bathroom

6' 4" x 5' 7" (1.93m x 1.69m)

This bathroom is bright, clean, and well-proportioned, offering all the essentials in a tidy, modern layout. A full-length bath with a wall-mounted shower and mixer tap sits beneath neutral tiling, giving the room a calm, fresh feel. The pedestal basin is paired with a sleek chrome tap and complemented by a floating glass shelf and wall-mounted mirror above. The WC is positioned neatly beside the basin, making efficient use of the space. A splash of pale blue on the upper wall adds a subtle touch of colour, balancing the room's crisp, contemporary styling.

Bedroom

The mezzanine bedroom sits tucked above the main living space, making the most of the property's vaulted ceiling. It's open to below, which gives it an airy, loft-like feel, while still offering a clear sense of separation and privacy. A large Velux-style window brings in plenty of natural light, and the soft grey carpet underfoot adds warmth and comfort. There's a generous built-in wardrobe with sliding mirrored doors, helping the space feel larger and brighter while offering practical storage. Clean white walls and the timber balustrade complete the look with a balance of simplicity and charm.

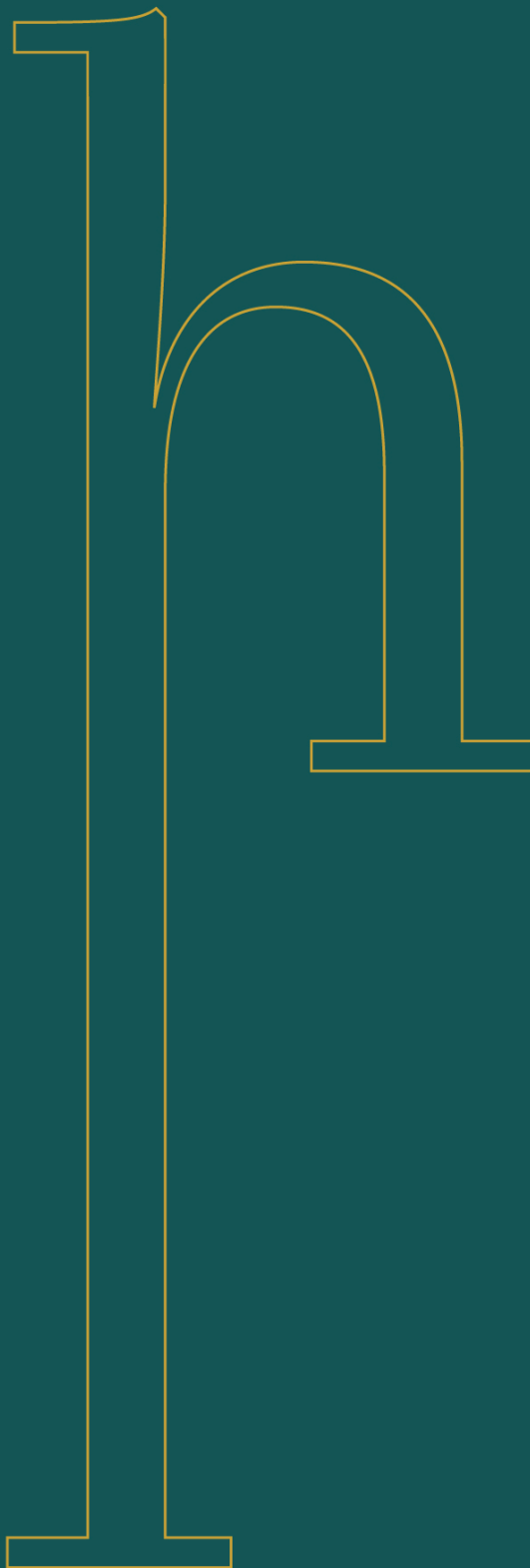


Front Garden

The corner plot is currently open but has the potential to be panel fenced and accessed from the living room. The front door at the side of the home is adjacent to an integral full height store.



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