



Dorset Square, Summers Park
Guide Price £300,000

Dorset Square

Chamberlain Phillips is delighted to present this outstanding two-bedroom semi-detached home, superbly positioned within the highly regarded "Summers Park" development in Lawford. Built by the renowned Rose Builders, this beautifully designed property combines contemporary styling with impressive high ceilings and an open-plan layout, creating a wonderful sense of space and natural light throughout.

The ground floor has been thoughtfully arranged around a bright and welcoming open-plan living and kitchen area — the true heart of the home. The kitchen features integrated appliances and sleek finishes, blending practicality with modern elegance. A convenient cloakroom completes the ground floor accommodation, enhancing everyday functionality.

Upstairs, the well-planned layout offers two generously proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing excellent storage while maintaining a clean and stylish aesthetic. A beautifully appointed family bathroom serves both bedrooms, designed to balance comfort and sophistication.

Externally, the property enjoys a fully enclosed rear garden designed for both relaxation and entertaining. The garden features a patio area ideal for outdoor dining, a lawned section, and an outbuilding complemented by a decked seating area — perfect for summer gatherings, a home office, or additional storage.

Underfloor heating throughout the ground floor ensures warmth and comfort during the cooler months, while two designated off-road parking spaces provide everyday convenience.





- GUIDE PRICE £300,000 - £310,000
- TWO BEDROOM SEMI DETACHED HOME
- OPEN PLAN LIVING
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- EARLY VIEWING ADVISED

LOCATION:
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

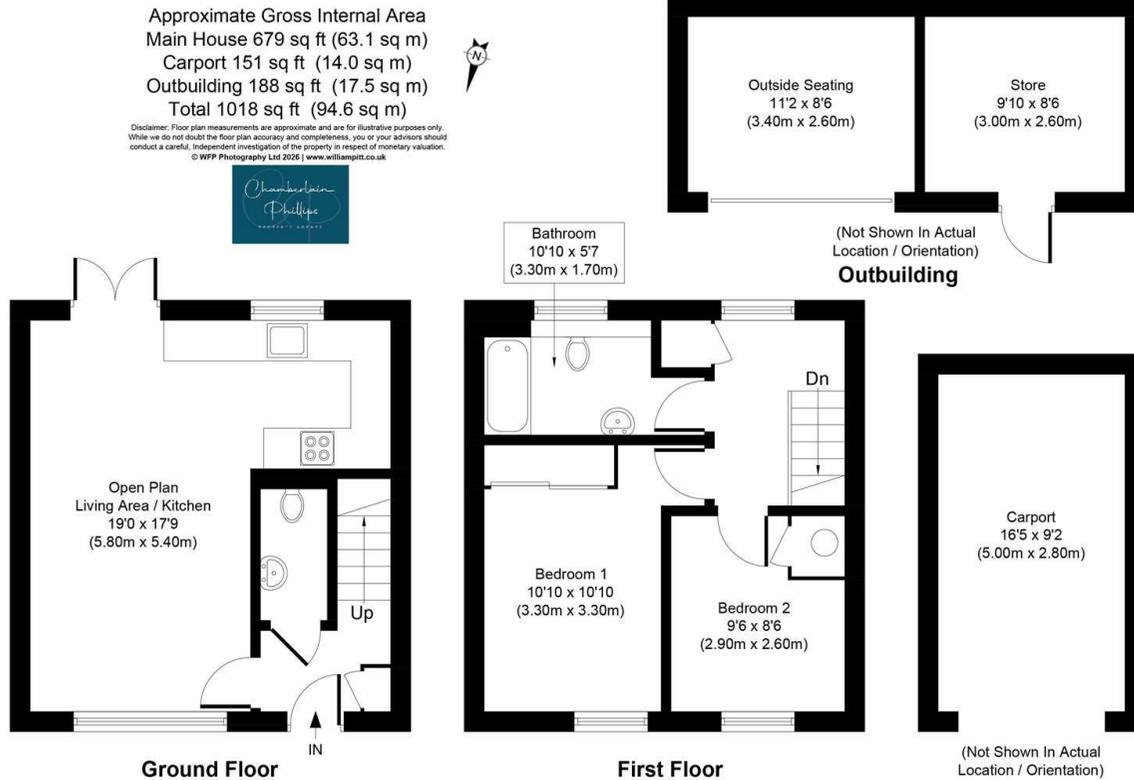
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

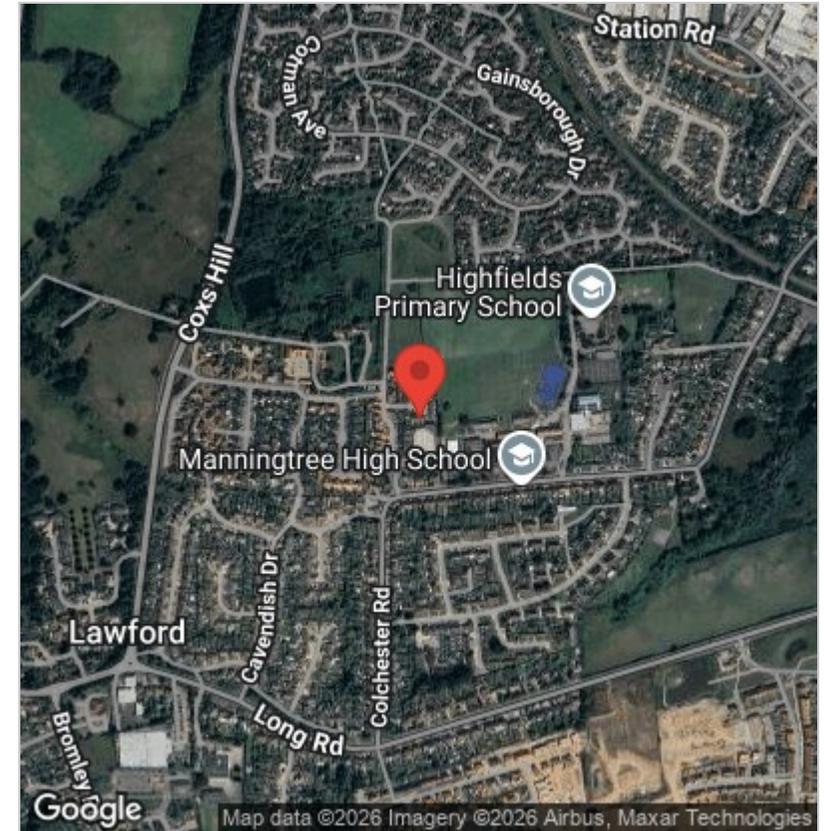
IMPORTANT INFORMATION:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Gas/Electric/Water/Drainage
Heating - Gas underfloor heating to the ground floor/Radiators to first floor
Mobile - All networks are available
Broadband - Ultrafast is available
One of the parking spaces allocated to the property is a leasehold space located within a carport beneath a detached coach house.



Floor Plan



Area Map



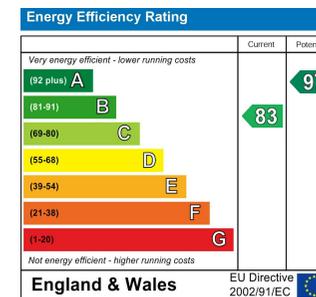
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold