



Lawford Green
£475,000



Property Overview:

A beautifully presented link-detached home forming part of the ever-popular Damask design by Rose Builders, this stylish three-bedroom property offers a superb balance of contemporary comfort, practical family living and effortless entertaining, all within a thoughtfully designed layout.

From the moment you step inside, the home has a welcoming and refined feel. The entrance hall provides an elegant introduction, with a cloakroom conveniently positioned for guests. To the front, the dual-aspect sitting room is a bright yet cosy retreat, enhanced by a charming bay window that draws in natural light and creates a wonderful space to relax at the end of the day.

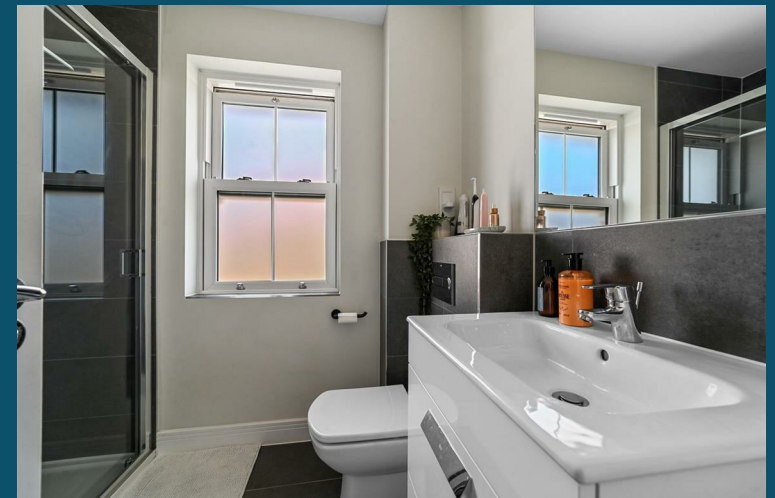
The true heart of the home is the impressive open-plan kitchen, dining and family room. Designed with modern living in mind, this sociable space is equally suited to quiet mornings, family mealtimes and entertaining friends. A tiled floor adds a sleek and practical finish, while the central island creates a natural gathering point. The kitchen is well appointed with a range of integrated appliances including a fridge/freezer, dishwasher, oven and hob, with a separate utility room providing valuable additional storage and keeping day-to-day essentials neatly tucked away.

Bi-folding doors open directly onto the south-facing rear garden, allowing the inside and outside spaces to connect beautifully during the warmer months. Whether enjoying relaxed weekend breakfasts, summer barbecues or evening drinks on the patio, the garden provides a fantastic extension of the living space.

Upstairs, there are three well-proportioned bedrooms, each offering comfort and flexibility. The principal bedroom enjoys built-in wardrobes and a stylish en-suite shower room, creating a calm and private retreat. The remaining bedrooms are served by a beautifully finished family bathroom, combining modern design with everyday practicality.

Externally, the property continues to impress. A single garage and driveway provide parking for multiple vehicles, while the south-facing rear garden has been carefully arranged for both relaxation and family life, with a generous patio ideal for al fresco dining and a well-maintained lawn perfect for children's play or simply enjoying the sunshine.

Constructed around four years ago and finished with the quality and attention to detail for which Rose Builders are well regarded, this is a superb modern home offering style, comfort and an easy lifestyle in equal measure.





Property Setting:

Lawford Green is an attractive and thoughtfully planned development positioned within the popular village of Lawford, offering an excellent balance of modern living, countryside surroundings and convenient access to everyday facilities. The location is particularly well suited to families, commuters and those seeking a well-connected village lifestyle close to both the coast and countryside.

The village is well served by local schooling, with a choice of primary and secondary education nearby, including Lawford Church of England Primary School and Manningtree High School, both of which are within easy reach. Everyday amenities can be found within Lawford and neighbouring Manningtree, with a selection of shops, cafés, public houses, takeaways, convenience stores and health facilities supporting day-to-day life.

One of the area's greatest advantages is its access to Manningtree mainline railway station, providing direct services towards London Liverpool Street, making the location highly appealing for commuters. Manningtree itself is a charming and historic market town, known for its traditional High Street, independent businesses and attractive riverside setting. The nearby waterfront and River Stour offer a wonderful backdrop for walks, sailing, paddleboarding and relaxed weekends, while the surrounding Dedham Vale countryside provides some of East Anglia's most picturesque scenery.

For a wider range of shopping, leisure and cultural facilities, Colchester is within easy reach, offering a vibrant city centre, excellent retail options, restaurants, theatres, leisure centres, private and state schooling, and a mainline railway connection. The A12 is also accessible for travel towards Chelmsford, Ipswich and London.

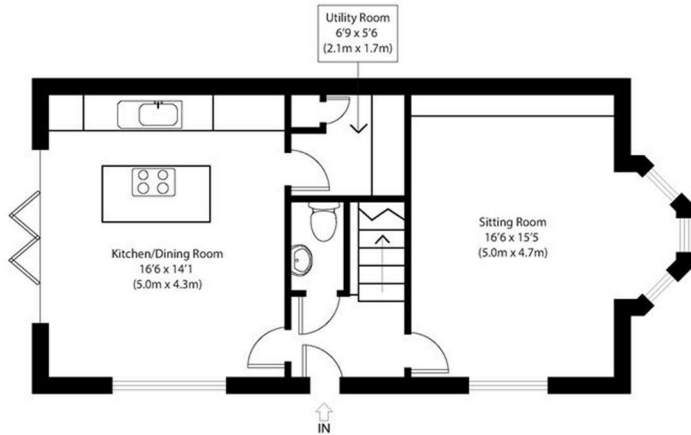
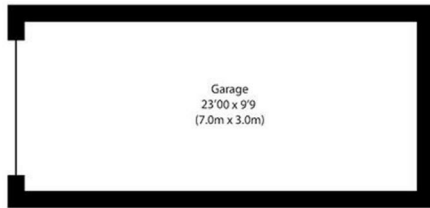
The Essex coast is equally accessible, with Harwich providing ferry links, maritime heritage and coastal walks, while Clacton-on-Sea offers traditional seaside attractions, beaches and family leisure facilities. This combination of village setting, strong transport links, nearby schooling and access to both town and waterfront amenities makes Lawford Green a highly desirable place to call home.



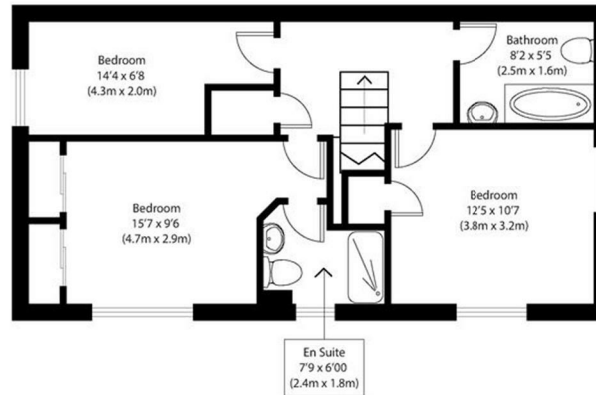
Floor Plans

Approximate Gross Internal Area
 Main House 1145 sq ft (106 sq m)
 Garage 230 sq ft (21 sq m)
 Total 1375 sq ft (128 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

Location Map



AGENTS NOTES:

Heating - Underfloor to ground floor and via radiators to first floor
 Services Connected - Mains Electric/Gas/Water/Drainage
 Council Tax Band - D
 Tenure - Freehold
 Mobile Availability - EE - 80% / Vodafone - 68% / Three - 67% / O2 - 67%
 Broadband Availability - Ultrafast is available

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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 Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	