



Hughes Stanton Way, Lawford  
Guide Price £260,000

## Property Overview:

Delight in the opportunity to call this charming two-bedroom detached house your new home, nestled in the sought-after Lawford Dale. Boasting a private corner spot on the estate, this rare find is an ideal match for both first-time buyers and astute investors.

Step through the welcoming entrance hallway and into a cosy living room, complete with a delightful feature fireplace, perfect for those relaxing evenings in. The adjacent kitchen offers a functional space for culinary exploits.

Ascend to the first floor where the generous main bedroom awaits, offering a peaceful retreat. A second well-proportioned bedroom and a well-appointed family bathroom complete the upstairs layout.

Outside, the enclosed rear garden provides a private haven for outdoor enjoyment. Parking is a breeze with a driveway capable of accommodating two cars and the added bonus of a single garage.

There is currently approved planning permission in place for a two-storey side and rear extension. The proposed plans would create an additional first-floor bedroom and significantly enlarge the kitchen to form a spacious kitchen/dining room, enhancing both the accommodation and overall living space. Full details can be viewed via the local authority planning portal using reference number 24/01730/FULHH.





- **TWO BEDROOM DETACHED HOME**
- **DRIVEWAY AND SINGLE GARAGE**
- **ENCLOSED WEST FACING REAR GARDEN**
- **LIVING ROOM WITH FEATURE FIRE**
- **GENEROUS MAIN BEDROOM**
- **VIEWING ADVISED**

**Property Setting:**

*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.*

**Agents notes:**

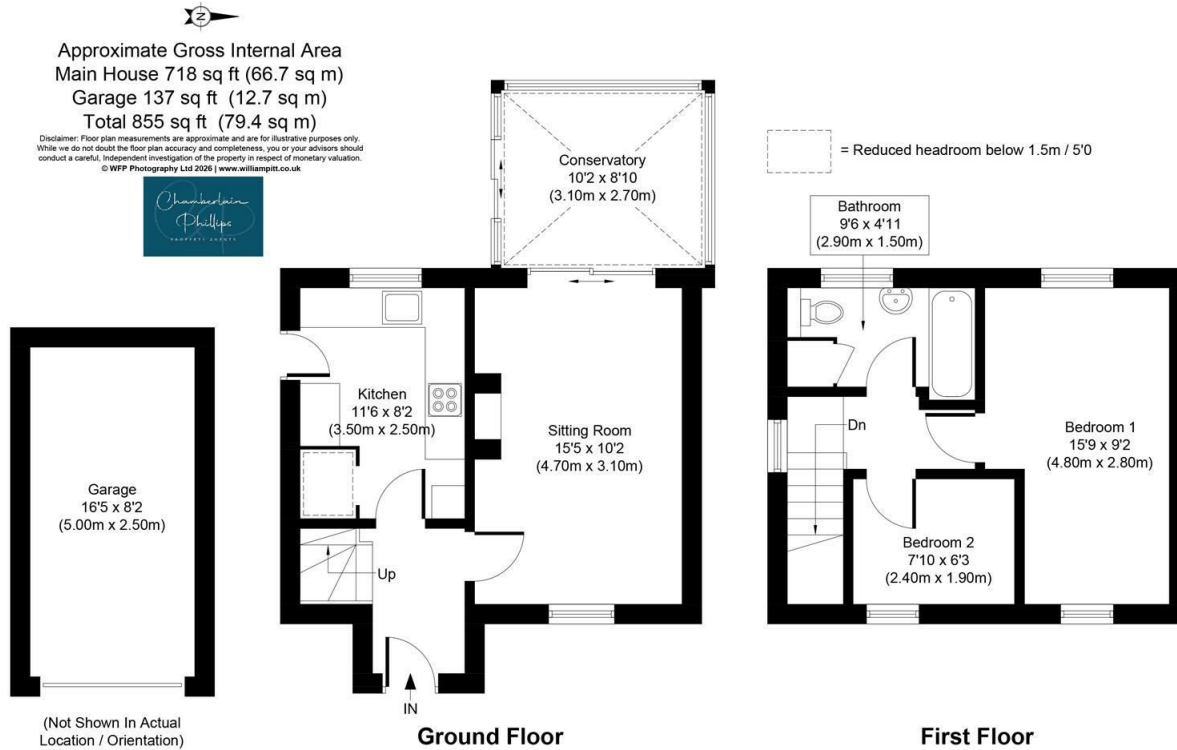
- Tenure - Freehold
- Council Tax - Band C
- Services - Mains Gas/Electric/Water/Drainage
- Heating - Gas fired radiators
- Mobile Availability - All networks are available
- Broadband Availability - Ultrafast is available



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floor Plan



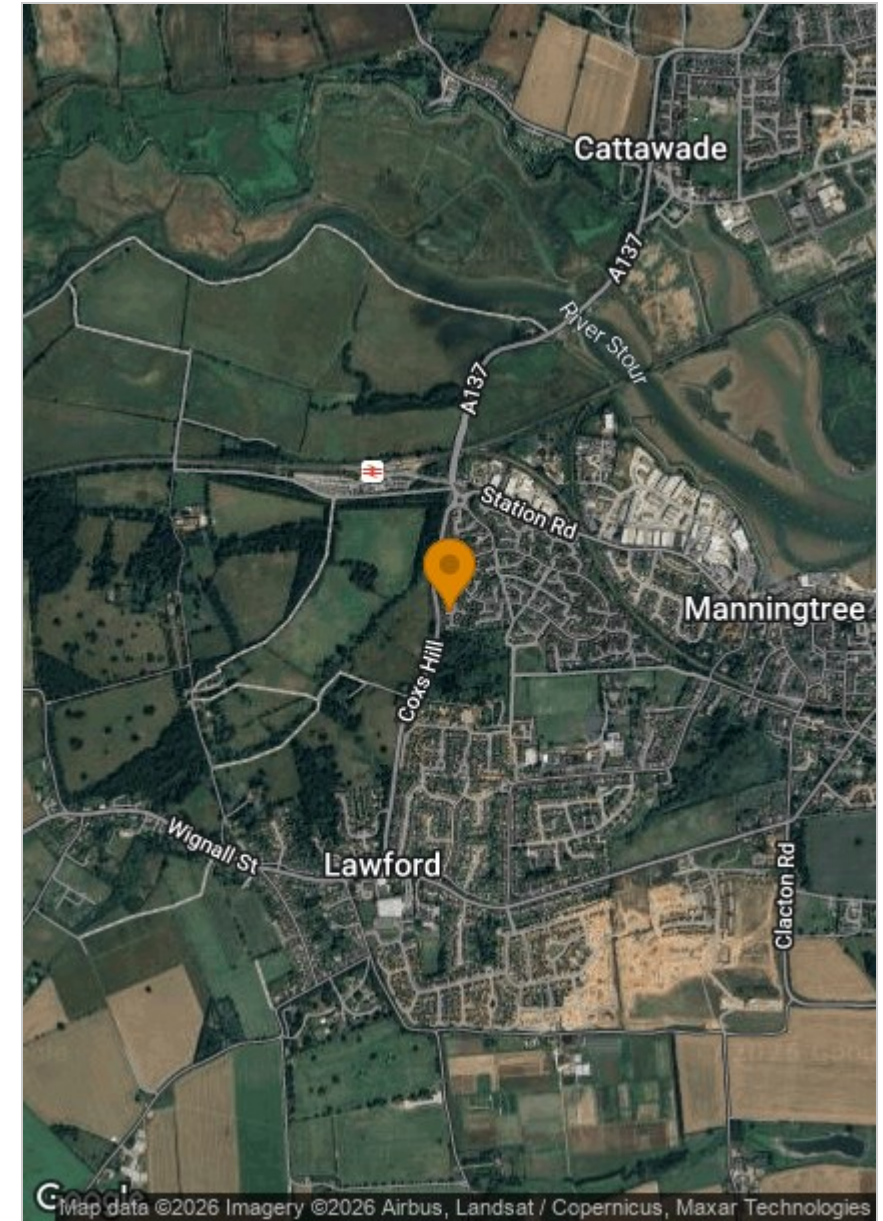
## Viewing

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.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: [info@chamberlainphillips.co.uk](mailto:info@chamberlainphillips.co.uk) [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)

## Area Map



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