



Strawberry Avenue, Lawford  
£375,000

## Strawberry Avenue

Chamberlain Phillips are delighted to present this beautifully designed 'Cornelia' home, built by the highly regarded Rose Builders and located within the sought-after Summers Park development, just a short distance from Manningtree mainline station.

Offering bright and spacious open-plan living, the heart of this home is its inviting living/dining area, bathed in natural light from bi-fold doors that open out to a private patio and established west-facing garden. A charming feature fireplace adds warmth and character, while the space flows seamlessly into a high-specification kitchen. The kitchen boasts an extensive range of units and integrated appliances, including a double oven, gas hob, dishwasher, washing machine, and fridge/freezer.

Upstairs, the generous landing provides access to all rooms, along with an airing cupboard and loft hatch. The principal bedroom features fitted wardrobes, a large storage cupboard, and a stylish en-suite with a double shower. The second bedroom includes a built-in cupboard, while the third is another comfortable double. A contemporary family bathroom completes the first-floor layout.

Externally, the property offers a block-paved driveway leading to a carport, along with gated side access to the rear garden and summer house.





- THREE BEDROOM HOME
- 'CORNELIA DESIGN'
- CONSTRUCTED BY ROSE BUILDERS
- OPEN PLAN LIVING
- BI-FOLDING DOORS TO THE REAR GARDEN IN THE LIVING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FABULOUS FINISH THROUGHOUT
- SITUATED ON THE SOUGHT AFTER 'SUMMERS PARK' DEVELOPMENT
- CLOSE TO MANNINGTREE STATION
- VIEWING ADVISED

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 D  
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

## Floor Plan



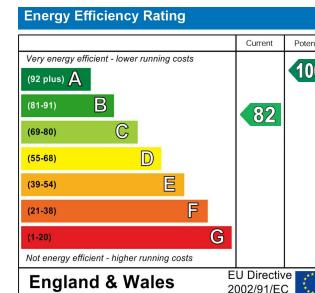
## Area Map



## 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.

## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

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