



Long Road, Lawford  
£435,000

## Long Road, Lawford

### A TRULY EXCEPTIONAL HOME

Originally constructed by the highly regarded Rose Builders, this exceptional semi-detached home occupies a desirable position within the ever-popular village of Lawford. Beautifully presented throughout, this three bedroom property offers generous, well designed accommodation complemented by high quality finishes, including underfloor heating to the ground floor, an air recirculation system, integrated sound system, granite worktops and a range of integrated appliances. The home also benefits from excellent access to local amenities and convenient road and rail links.

The property is approached via a block paved driveway providing ample off road parking, leading to a gated side area, single garage and rear garden.

Upon entering, a welcoming hallway provides stairs to the first floor and access to the WC, living room and kitchen dining room.

Positioned at the front, the living room is enhanced by a bay window that fills the space with natural light, while integrated speakers and quality flooring create a comfortable yet refined setting.

Spanning the rear of the home, the kitchen dining room is perfectly suited to modern living, with a striking roof lantern and bi fold doors opening onto the patio. Finished to a high specification, it features granite work surfaces, a central island with induction hob, integrated appliances and an adjoining utility room providing additional storage and space for laundry appliances.

To the first floor, the landing leads to all bedrooms and the family bathroom. The principal bedroom benefits from air conditioning and wardrobes and a stylish en suite with double shower.

Outside - Double gates provide access to a secure parking area and single garage.

The rear garden offers a generous paved patio and separate decking area ideal for entertaining, with the remainder laid to lawn and bordered by established planting, creating a private and enjoyable outdoor space.





- EVER REQUESTED LOCATION
- MODERN SEMI DETACHED HOUSE
- UNDERFLOOR HEATING TO GROUND FLOOR
- DETACHED GARAGE
- DRIVEWAY FOR NUMEROUS VEHICLES
- AIR RECIRCULATION SYSTEM
- INTERGRATED SPEAKERS IN LOUNGE & KITCHEN
- CAT 6 NETWORKING THOUGHTOUT
- AIR SOURCE HEAT PUMP
- VIEWING ESSENTIAL

#### 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 15 minute walk from the house.

#### AGENTS NOTES:

Heating - Air Source Heat pump, underfloor to ground floor and via radiators to first floor

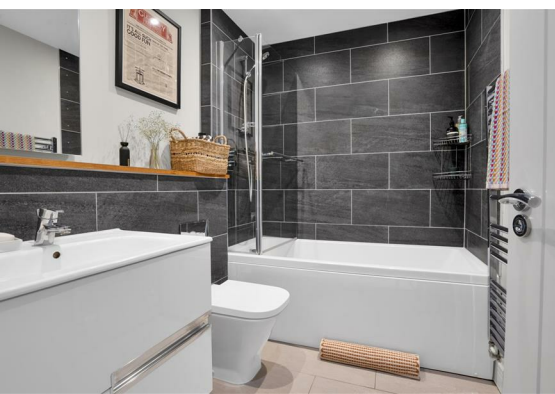
Services Connected - Mains  
Electric/Gas/Water/Drainage

Council Tax Band - C

Tenure - Freehold

Mobile Availability - EE 80%, THREE 67%, O2 67%, VODAFONE 68%

Broadband Availability - Ultrafast is Available



Floor Plan



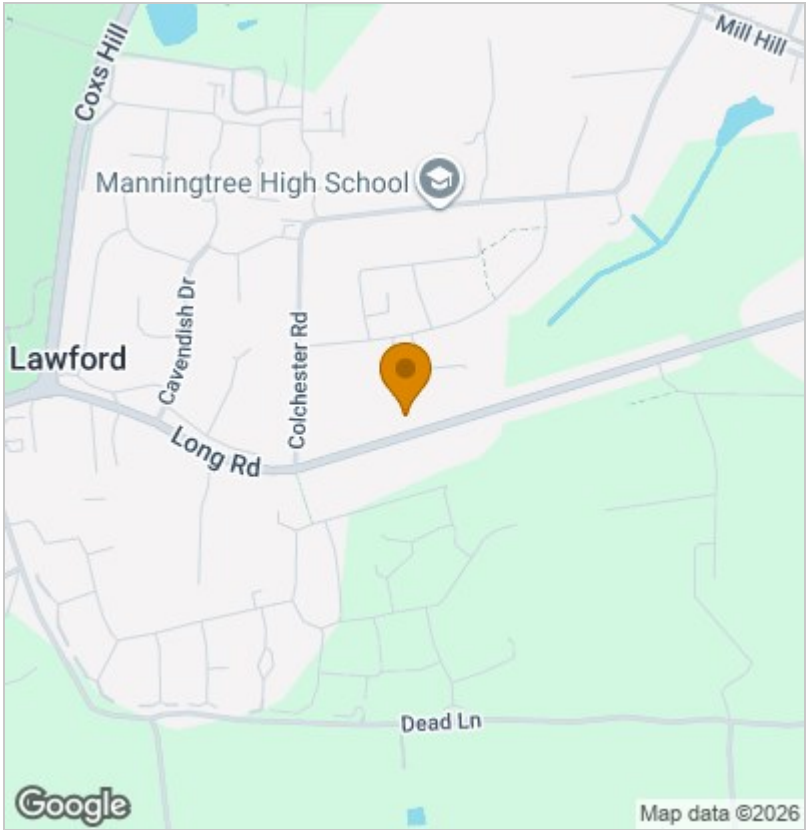
Viewing

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.

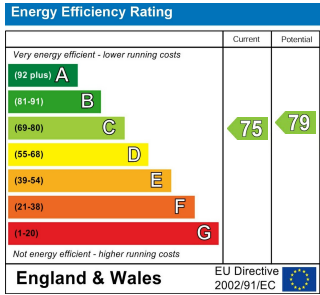
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold