Chamberlain Phillips
PROPERTY AGENTS

School Lane, Lawford

Guide Price £425,000

Property Overview

Situated within a popular residential road in Lawford, offering excellent access to Manningtree town centre and the mainline railway station, this beautifully renovated three-bedroom link-detached bungalow has been thoughtfully modernised by the current owner and is presented to an excellent standard throughout.

The accommodation is approached via a driveway providing ample off-road parking, leading to the garage and the main entrance. Upon entering, a welcoming hallway provides access to all principal rooms.

The heart of the home is the stunning re-fitted kitchen/breakfast room, finished with a comprehensive range of contemporary wall and base units, integrated appliances and a breakfast bar, creating an ideal space for both everyday living and entertaining. A separate utility room provides additional practicality and storage.

The spacious living room enjoys an abundance of natural light and features a fireplace, with French UPVC patio doors opening into the conservatory. Fitted with a sun-reflective glass roof, the conservatory offers a comfortable additional reception space throughout the year while enjoying views over the rear garden.

There are three well-proportioned bedrooms, all beautifully decorated, and a stylish re-fitted family bathroom completed to a high specification. The property has been tastefully redecorated throughout, creating a home that is ready to move straight into.

Outside, the rear garden has been attractively landscaped with a generous patio seating area, established planting and a lawn, providing a private and low-maintenance outdoor space. The garage offers further storage or parking, whilst the driveway provides off-road parking for several vehicles.

- RE-FITTED KITCHEN
- GARAGE & DRIVEWAY
- WEST FACING GARDEN
- RE-FITTED BATHROOM
- CONSERVATORY
- THREE BEDROOMS
- LINK-DETACHED BUNGALOW
- GUIDE PRICE £425,000 - £450,000

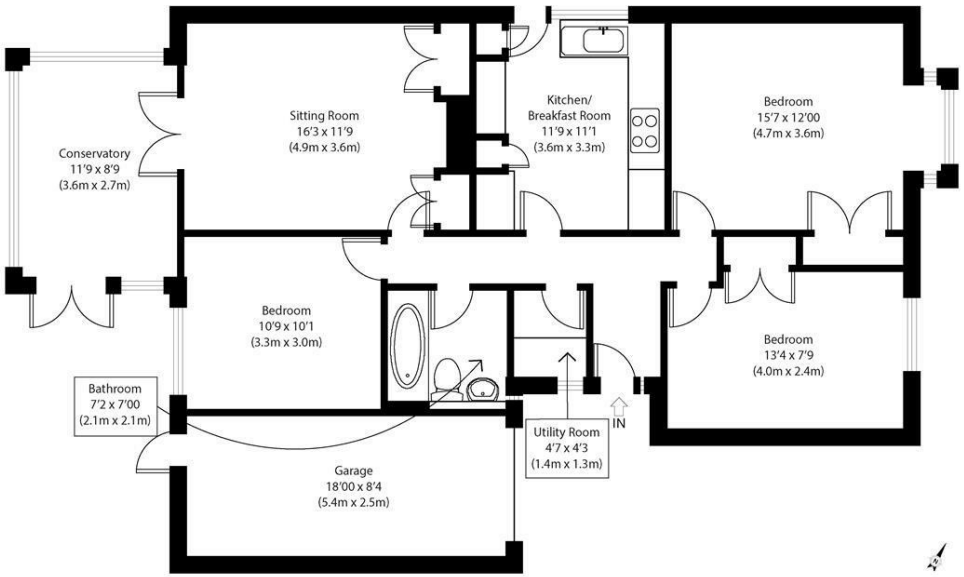
Property Setting:
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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 15 minute walk from the house.

Agents Notes:
Heating - Via Gas Radiators
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - D
Tenure - Freehold
Mobile Availability - EE - 83% / Three - 72% / Vodafone - 67% / o2 - 64%
Broadband Availability - Ultrafast is available

Floor Plan



Ground Floor
Approximate Gross Internal Area
1135 sq ft (105 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.
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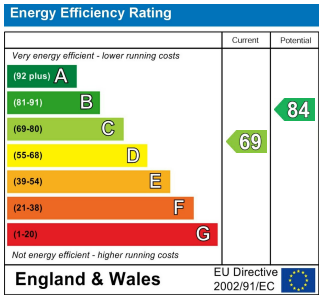
Area Map

Energy Efficiency Graph



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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