



The Amelia, Rose Fields, Manningtree
£445,000

Manningtree

AWARD WINNING HOMES Plot 380 The Amelia is one of the beautiful new three bedroom homes at Lawford Green, with a good sized plot. This exemplary development by Rose offers a superb collection of traditionally styled 2,3,4 and 5 bedroom homes perfectly placed close to the Stour Estuary and rolling countryside.

The Amelia is an exemplary new three bedroom home with a large garden and carport. The good sized living room is 21ft in length, with window to the front elevation, a stove perfect for the winter months, and double doors to the rear garden. The kitchen/dining room has bi-fold doors to the rear that open onto the garden and flood the room with natural light. Upstairs, the principal bedroom enjoys its own en suite and double built-in wardrobes, while the second and third bedrooms are good sized double rooms. The family bathroom completes the accommodation. Externally there is a carport and parking.

Property Setting:

Lawford Green is perfectly positioned in the charming village of Lawford, Essex, on the edge of the vibrant market town of Manningtree. Surrounded by rolling countryside and just moments from the Stour Estuary, it offers the ideal balance between rural tranquillity and everyday convenience.

Manningtree's historic high street, with its independent shops, cafés, and restaurants, is within easy reach, along with a choice of well-regarded schools and local amenities. The area benefits from excellent pre-school, primary, and secondary education, as well as a dentist, doctor's surgery, Co-op supermarket, and Tesco Express. For commuters, Manningtree Station provides direct rail links to London Liverpool Street in under an hour, while excellent road connections via the A12 place Colchester, Ipswich, and the Suffolk coast all within easy reach.

Whether you're enjoying riverside walks, exploring nearby Constable Country, or simply relaxing in this welcoming community, Lawford Green offers a lifestyle that's as connected as it is peaceful.





- BUILT BY AWARD WINNING DEVELOPER ROSE
- THREE BEDROOM SEMI-DETACHED HOUSE
- KITCHEN DINING ROOM WITH BI-FOLD DOORS
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- EN-SUITE TO THE PRINCIPAL BEDROOM
- NHBC 10 YEAR BUILD WARRANTY
- CARPORT AND PARKING
- FIBRE TO YOUR HOME



Floor Plan



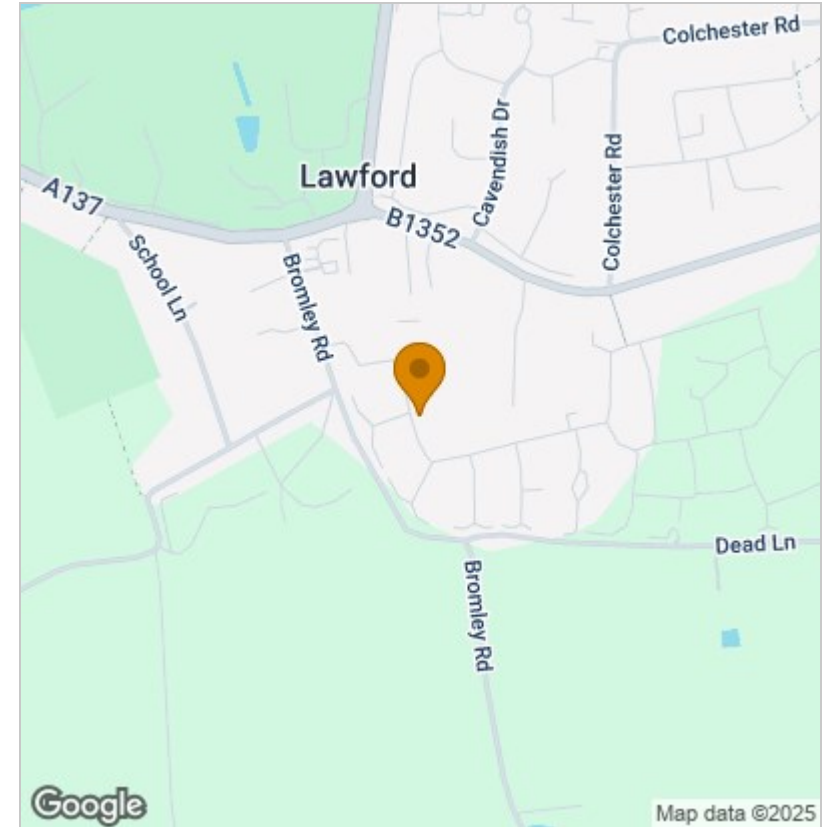
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

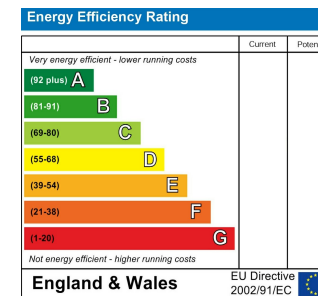
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Area Map



Energy Efficiency Graph



Council Tax Band - New Build

Tenure - Freehold