



Strawberry Avenue | Lawford | CO11 2DR

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

A beautifully presented three-bedroom linked-detached home situated in the highly sought-after village of Lawford. Built approximately 10 years ago, the property offers a spacious lounge/diner, kitchen, cloakroom, en-suite principal bedroom, garage and established screened gardens, all within walking distance of schools, Manningtree town centre and the River Stour.

STEP INSIDE

Set behind an attractive frontage, this modern home offers a welcoming layout that flows effortlessly and is well suited to modern family life.

The entrance hall provides access to the cloakroom and staircase, while the kitchen is positioned to the front of the property, offering a practical and well-planned space with everything needed for modern living. To the rear, the generous lounge/diner forms the heart of the home. Filled with natural light and enjoying views across the garden, this versatile space comfortably accommodates both seating and dining areas.

Whether hosting friends, gathering for family meals or simply relaxing, the room adapts effortlessly to a variety of occasions. Doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces.

The first-floor accommodation includes three generously proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms continue the sense of space found throughout the home and offer flexibility for a range of uses.



STEP OUTSIDE

STEP OUTSIDE

The rear garden provides an attractive and private setting, screened by mature trees and established planting which ensure greenery and interest throughout the seasons. Thoughtfully planted and well maintained, the garden offers an inviting backdrop for outdoor dining, summer entertaining or simply enjoying a quiet moment outdoors.

A particular feature of the property is the long garage, providing excellent storage alongside parking potential, complemented by a driveway to the front.

As a linked-detached home, the property enjoys many of the advantages associated with detached living while retaining a friendly neighbourhood feel.

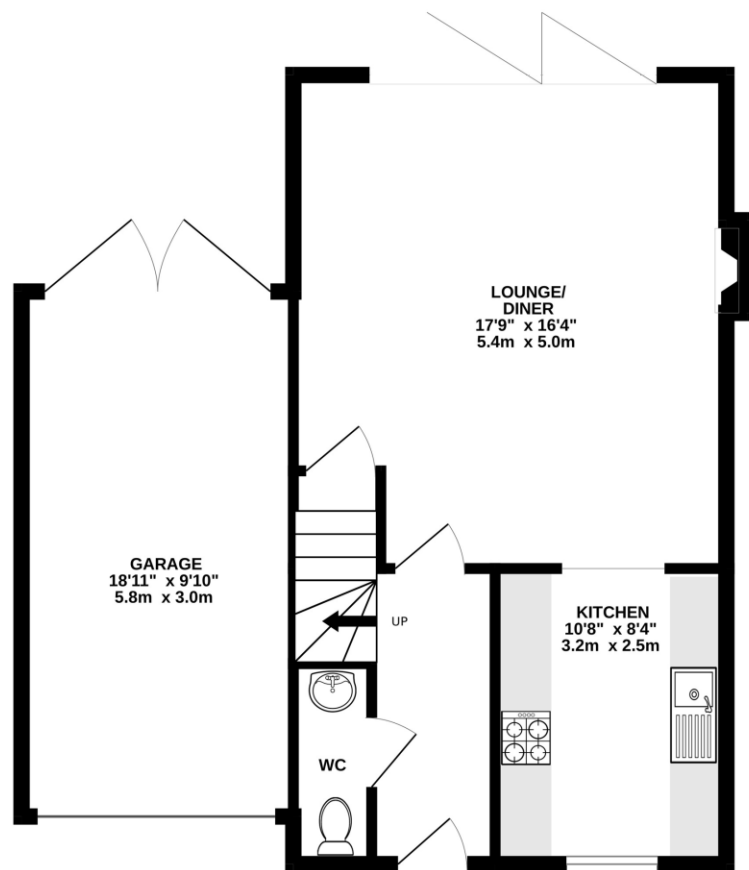
LOCATION

Situated in the desirable village of Lawford, the property is ideally placed for access to a range of amenities whilst enjoying the charm of a well-connected village setting. Manningtree town centre is approximately a 10-minute walk away and offers a selection of independent shops, cafés, restaurants, pubs and everyday services.

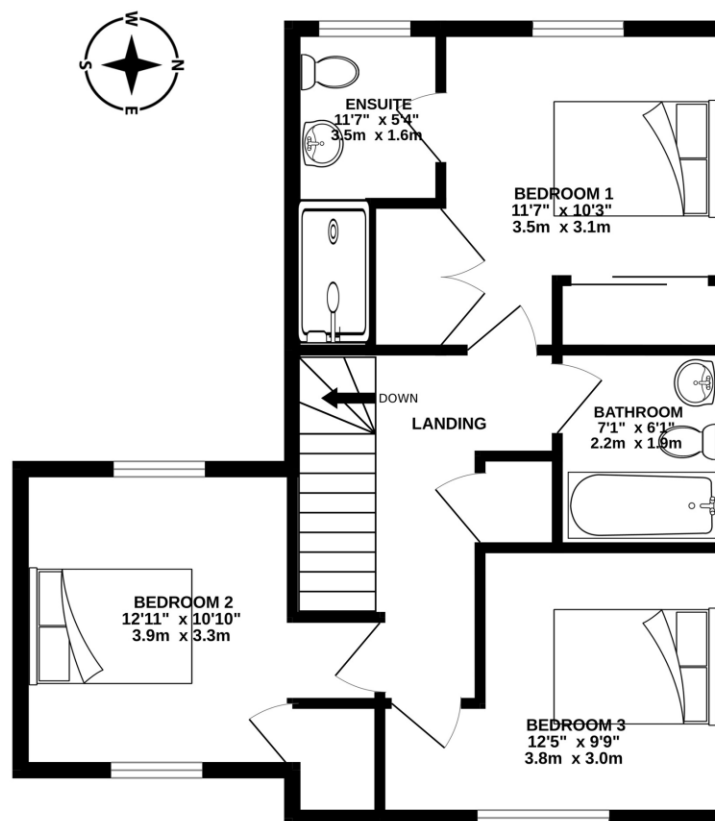
There are a number of excellent local schools in the area, with Highfields Primary School, rated Outstanding, and Manningtree High School both within walking distance. Several highly regarded independent schools are also within easy reach, including Ipswich School, The Royal Hospital School, Old Buckenham Hall School, Holmwood House School and St Joseph's College.

The beautiful River Stour is also around a 10-minute walk from the property, offering picturesque waterside walks, sailing opportunities and access to the stunning countryside surrounding Dedham Vale. For commuters, Manningtree railway station provides direct services to London Liverpool Street, making the area a popular choice for those seeking a balance between countryside living and convenient travel connections.

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.

 **FINE & COUNTRY**



Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

 **FINE & COUNTRY**