



The Avenue, Lawford Green
£450,000

Property Overview

Situated within the highly regarded Lawford Green development and built by the respected Rose Builders, this beautifully presented Rosemary design offers stylish, contemporary accommodation ideally suited to modern family living.

A welcoming entrance hallway sets the tone for the rest of the home, providing access to a convenient cloakroom and the principal reception spaces. To the front of the property, the elegant sitting room enjoys a feature bay window which draws in an abundance of natural light, whilst a bespoke media wall with integrated storage creates an attractive focal point.

Undoubtedly, the heart of the home is the impressive open-plan kitchen and dining room. Thoughtfully designed for both everyday family life and entertaining, the space is centred around a feature island and enjoys stone worktops, integrated appliances, Quooker boiling taps and bi-folding doors opening onto the rear garden, creating a wonderful sense of connection between the indoor and outdoor spaces.

To the first floor, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms, one of which also features fitted wardrobes, all served by a stylish family bathroom.

Outside, the rear garden has been arranged to cater for both relaxation and recreation, featuring a patio, lawned garden and a separate woodchip area, ideal for children's play equipment. A summer house, currently utilised as a home office, provides valuable additional and versatile space.

To the rear of the property, a driveway provides off-road parking and leads to a detached double garage.





- THREE BEDROOM SEMI DETACHED HOME
- DOUBLE GARAGE AND DRIVEWAY PARKING
- "ROSEMARY" DESIGN
- STUNNING KITCHEN DINING ROOM
- EN-SUITE TO BEDROOM ONE
- DOWNSTAIRS WC
- SITUATED ON THE AWARD WINNING LAWFORD GREEN SITE
- VIEWING ADVISED

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.

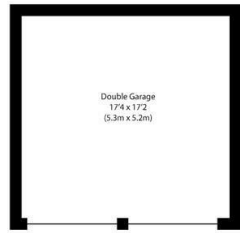
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

AGENTS NOTES:

Heating - Gas underfloor to ground floor and via radiators to first floor
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - D
Tenure - Freehold
Mobile Coverage - EE - 80% / Vodafone - 68% / Three - 67% / o2 - 67%
Broadband - Ultrafast available

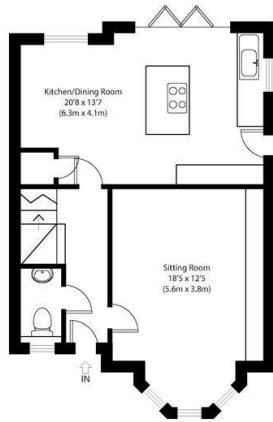


Floor Plan

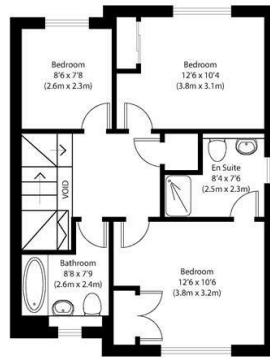


Approximate Gross Internal Area
Main House 1175 sq ft (109 sq m)
Garage 300 sq ft (28 sq m)
Total 1475 sq ft (137 sq m)

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 advisers should conduct a careful, independent investigation of the property in respect of necessary valuation. Copyright: www.photomapping.co.uk



Ground Floor

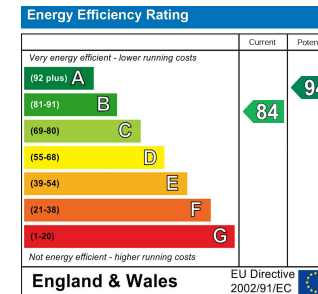


First Floor

Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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