



School Lane, Lawford
Offers In Excess Of £500,000

School Lane

Nestled along a highly sought-after residential lane in Lawford, this beautifully presented four bedroom detached home is perfect for families seeking both space and style. Extended and thoughtfully modernised, the property is offered in immaculate decorative order and benefits from the added advantage of no onward chain, ensuring a smooth move.

A welcoming entrance hallway sets the tone, leading to a spacious living room ideal for relaxing together. The heart of the home is the contemporary kitchen breakfast room, boasting stunning shaker-style units, a breakfast bar, and ample space for family gatherings. Entertain guests in the formal dining room, and enjoy the convenience of a downstairs WC.

Upstairs, the main bedroom features an en-suite shower room and built-in wardrobes, while three further well-proportioned bedrooms share a modern family bathroom. Each room is bright and inviting, perfectly tailored for family life.

Outside, an enclosed rear garden with patio area offers a safe and sunny retreat for children to play or for hosting summer barbecues. The property also provides a private driveway and a single garage, ensuring plenty of parking and storage.





- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- CONSERVATORY
- VIEWING ADVISED
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FORMAL DINING ROOM

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.

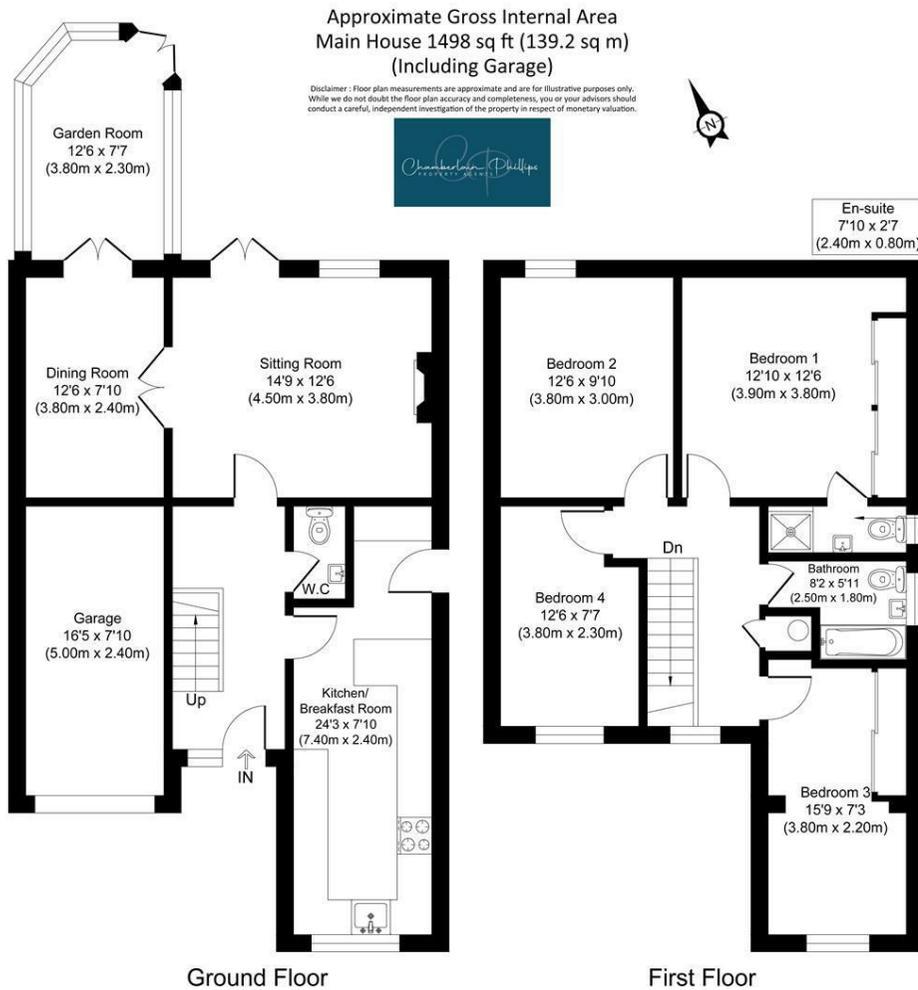
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

AGENTS NOTES:

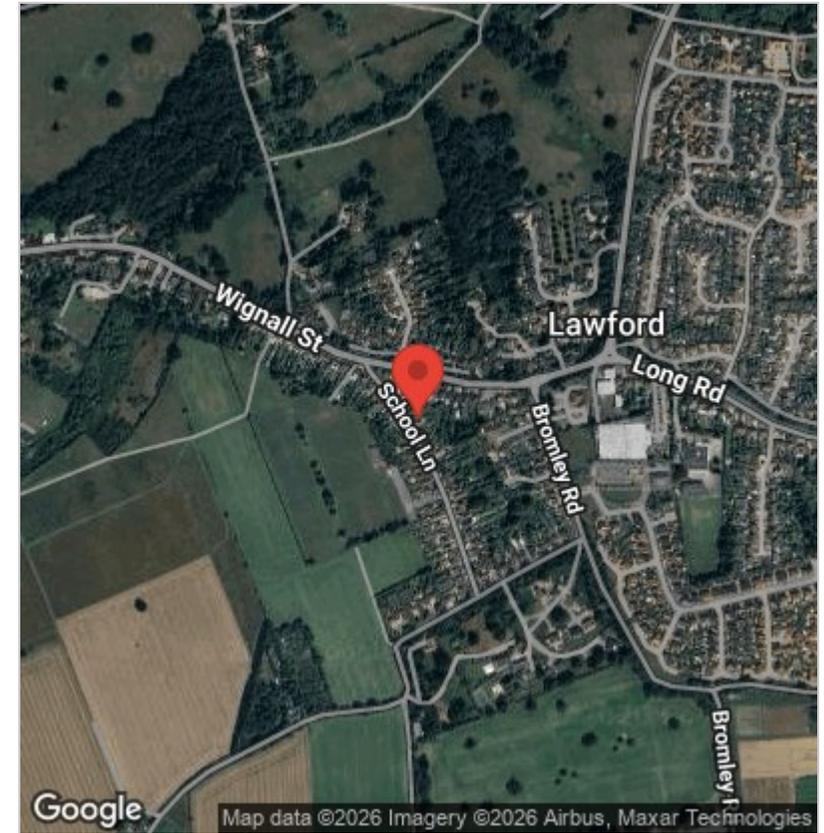
Heating - Via Gas Radiators
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - E
Tenure - Freehold
Mobile Availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%
Broadband Availability - Ultrafast is available



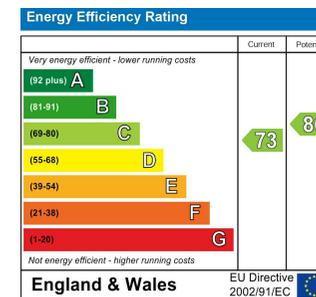
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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