Chamberlain Phillips
PROPERTY AGENTS

The Avenue, Lawford Green
Guide Price £400,000

The Avenue

Beautifully Extended Three Bedroom Home with Exceptional Open-Plan Living

Discover the epitome of modern living in this captivating extended three-bedroom home, nestled within the prestigious Lawford Green area, an ideal sanctuary for first-time buyers, couples, and families alike. Immaculately presented, this abode has been meticulously crafted by renowned Rose Builders and benefits from the reassurance of an active building warranty.

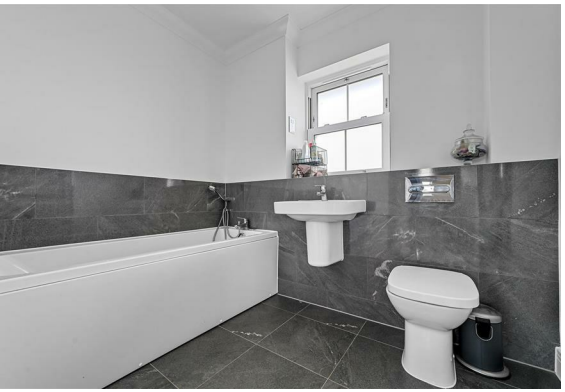
This property is an exemplary blend of style and functionality, featuring an expansive open-plan kitchen and dining area that serves as the heart of the home. The sleek kitchen, complete with an elegant island, is well-appointed with high-spec appliances including a gas hob, double oven, and integrated fridge/freezer, dishwasher, and washing machine. Bifold doors open onto a picturesque garden, inviting natural light to flood the space and seamlessly merge indoor and outdoor living.

The ground floor boasts underfloor heating and a cosy sitting room with a charming log burner, while the thoughtful extension provides a versatile space, perfect as a study or playroom, also featuring bifold doors to the garden.

Ascend to the first floor to find three well-proportioned bedrooms, with the principal room offering built-in wardrobes and a contemporary ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, this haven presents off-road parking alongside a single garage, while the garden is a tranquil retreat, laid to lawn with a generous sandstone patio for al fresco relaxation.

This property is a testament to luxurious living and is awaiting its next chapter with you.



- SOUGHT AFTER LOCATION
- EXTENDED THREE BEDROOM HOME
- ROSES BUILDERS ROSEMARY DESIGN
- UNDERFLOOR HEATING TO GROUND FLOOR
- SINGLE GARAGE & PARKING
- EN-SUITE TO PRINCIPAL BEDROOM
- SITTING ROOM WITH LOG BURNER
- BEAUTIFULLY PRESENTED
- VIEWING ADVISED
- GUIDE PRICE £400.000 - £425,000

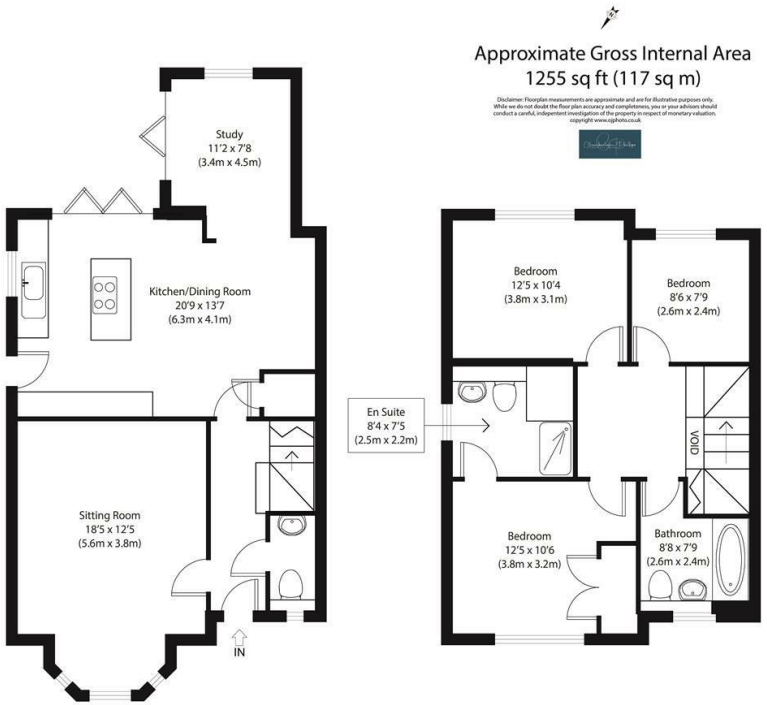
LOCATION:
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders. The town has a vibrant local community and provides useful local shops and services, there are also banks, 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

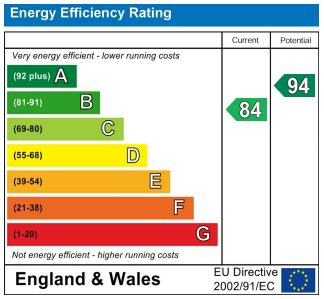
Floor Plan



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.

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