



Wignall Street, Manningtree  
Guide Price £375,000

## Property Overview:

Nestled in the heart of the ever-popular village of Lawford, this beautifully extended semi-detached home offers versatile accommodation ideal for first time buyers, upsizers and those looking to downsize. Perfectly positioned along a sought-after street and backing onto open fields, the property combines village tranquility with modern convenience.

Upon entering, you are welcomed by a bright entrance hall leading to a spacious living room, perfect for relaxing or entertaining. A versatile downstairs study provides an ideal space for home working, a playroom, or even a guest bedroom. The ground floor also boasts a practical utility room, a downstairs WC, and a stylish, open-plan kitchen-dining room at the rear. The kitchen is bathed in natural light and features elegant bi-folding doors, seamlessly extending your living space into the expansive rear garden—ideal for summer gatherings or simply enjoying the open views.

Upstairs, you will find three well-proportioned bedrooms. The principal bedroom is particularly generous, benefitting from a large walk-in wardrobe which could easily be converted into an en-suite shower room if desired. The family bathroom completes the first floor accommodation.

Externally, the property offers off-road parking for two vehicles, a pretty front garden, and a truly impressive rear garden with a large lawn—perfect for children, pets, or keen gardeners.





- **THREE BEDROOM SEMI DETACHED HOME**
- **EXTENDED**
- **STUNNING REAR GARDEN**
- **OFF ROAD PARKING AND FRONT GARDEN**
- **TWO RECEPTION ROOMS**
- **KITCHEN DINING ROOM**
- **GENEROUS PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE POTENTIAL**
- **GUIDE PRICE £375,000 - £400,000**



**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.

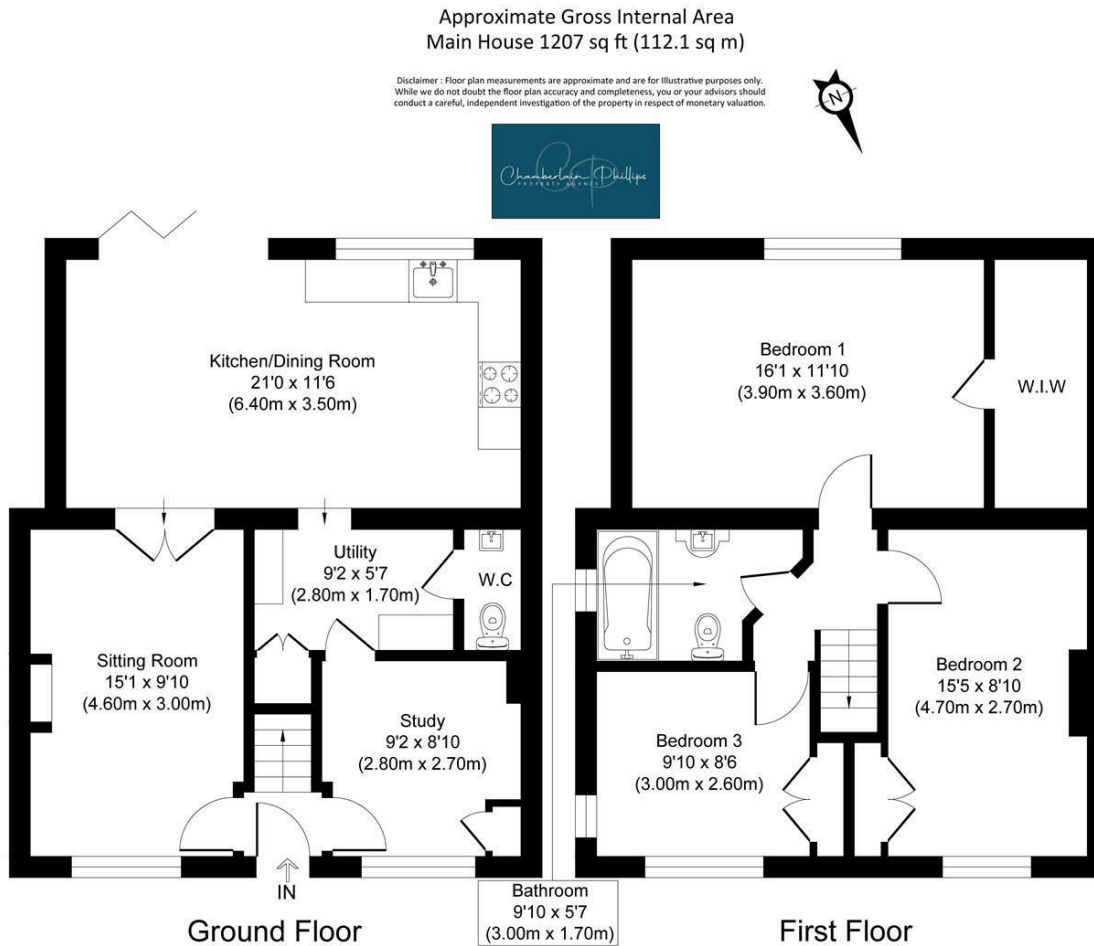
The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good 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 15 minute walk from the house.

**AGENTS NOTES:**  
Heating - Radiators via gas boiler  
Services Connected - Mains  
Electric/Gas/Water/Drainage  
Council Tax Band - C  
Tenure - Freehold  
Mobile Availability - EE - 82% / Vodafone - 67%  
Ultrafast Broadband is available



## Floor Plan



## 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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

## Area Map



## Energy Efficiency Graph

