



Long Road, Manningtree
£425,000

Property Overview:

An exceptional extended three bedroom semi detached residence, beautifully modernised and thoughtfully improved by the current owners, occupying a wonderful south facing plot with a detached garden office and generous parking for two vehicles.

This stylish home offers a wonderful blend of contemporary finish and practical family living, with accommodation arranged to create both comfortable day to day living space and an excellent environment for entertaining. The property has undergone a recent programme of tasteful modernisation and is presented to an exceptional standard throughout.

The ground floor comprises a welcoming separate lounge alongside a downstairs cloakroom, whilst to the rear of the home is a beautifully finished kitchen family dining space, undoubtedly forming the heart of the property. Designed with both lifestyle and entertaining in mind, bi fold doors open directly onto the rear terrace and south facing garden beyond, allowing an abundance of natural light to flood the space and creating a seamless connection between inside and out.

The rear garden itself measures approximately 80ft in length and enjoys a wonderful sunny aspect, offering an excellent degree of space for families, entertaining and outdoor enjoyment. Positioned towards the rear of the garden is a detached office space together with a useful storeroom, perfectly suited to those working from home, hobbies or additional storage requirements.

To the first floor, the property offers two well proportioned double bedrooms, a generous single bedroom and a beautifully renovated family bathroom finished in keeping with the high standard seen throughout the home.





- EXTENDED 3 BEDROOM SEMI DETACHED HOME
- EXCEPTIONALLY PRESENTED
- OFF-ROAD PARKING
- SOUTH FACING 80FT REAR GARDEN
- DETACHED GARDEN OFFICE
- SEPERATE LOUNGE
- STYLISH KITCHEN FAMILY/DINING SPACE
- VIEWING ADVISED



Property Setting:

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%, THREE 68%, O2 65%,
VODAFONE 67%
Broadband Availability - Ultrafast is Available*



Floor Plan

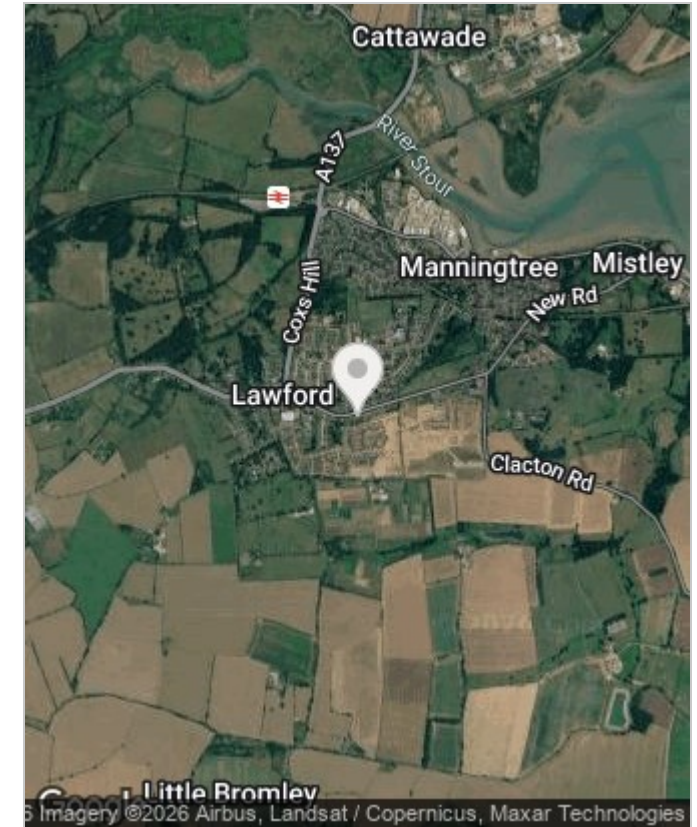


Approximate Gross Internal Area
 Main House 1085 sq ft (181 sq m)
 Outbuilding 200 sq ft (19 sq m)
 Total 1285 sq ft (119 sq m)

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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. © copyright www.chamberlainphillips.co.uk



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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