Chamberlain Phillips
PROPERTY AGENTS

Lydgate Close, Lawford

Guide Price £220,000

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• TWO-BEDROOM SEMI-DETACHED HOME • GENEROUS REAR GARDEN • DRIVEWAY PARKING • KITCHEN/DINER • APPROX. 10-MINUTE WALK TO MANNINGTREE STATION •

Situated within the sought-after Lawford Dale development, this two-bedroom semi-detached home combines comfortable living with a generous rear garden, off-road parking and excellent access to Manningtree town centre and the mainline railway station.

The entrance door opens into the welcoming sitting room, featuring a box bay window, fireplace with inset gas fire, laminate wood flooring and stairs rising to the first floor.

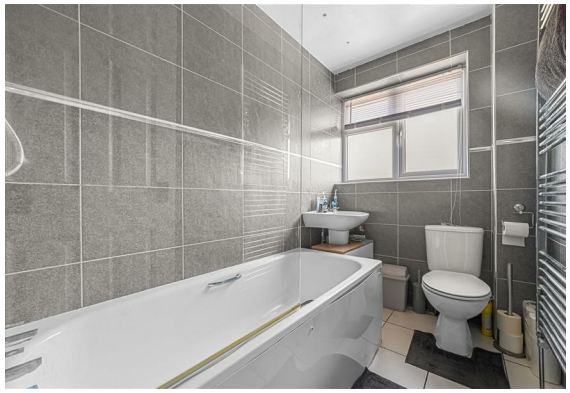
Situated at the rear of the property, the kitchen/dining room enjoys views over the garden and provides direct access outside. Fitted with a range of matching base and wall-mounted units, the kitchen incorporates a built-in electric oven, gas hob with extractor hood above, together with space and plumbing for a washing machine and slimline dishwasher. Laminate wood flooring continues throughout, creating a practical and low-maintenance finish.

The first-floor landing provides access to the loft space. The principal bedroom benefits from a built-in wardrobe and an airing cupboard, whilst the second bedroom offers a versatile space, ideal as a guest room, child's bedroom or home office.

The bathroom is fitted with a bath with shower attachment and glazed shower screen, complemented by a wash hand basin and WC.

Outside, the property enjoys a low-maintenance front garden with driveway parking to the side, providing convenient off-road parking and gated pedestrian access to the rear garden.

The rear garden is predominantly laid to lawn with a patio seating area, decorative shrub borders and a substantial outbuilding, offering excellent storage or potential for a workshop or hobby space.



- POPULAR LOCATION
- DRIVEWAY PARKING
- ACCESS TO MANNINGTREES MAINLINE TRAIN STATION
- SEMI DETACHED HOUSE
- ENCLOSED REAR GARDEN
- KITCHEN/DINER
- RECENTLY REPLACED UPVC DOUBLE GLAZED WINDOWS THROUGHOUT
- VIEWINGS HIGHLY RECOMMENDED
- GUIDE PRICE £220,000 - £230,000

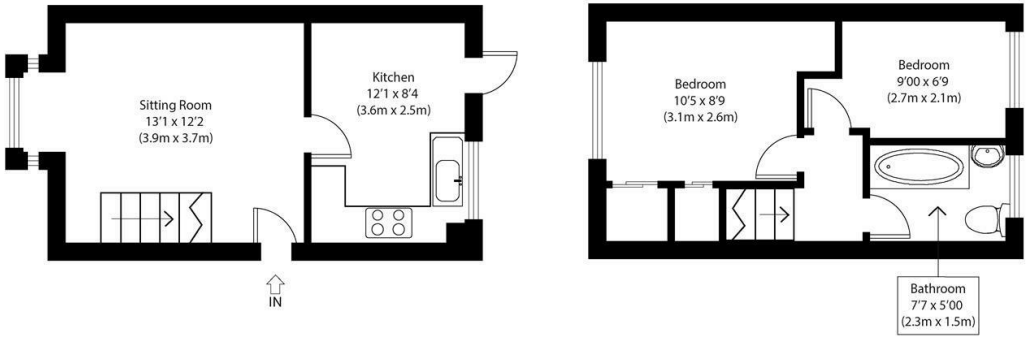
LOCATION:
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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:
Tenure - Freehold
Council Tax - Band B
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent (Source Ofcom)
Broadband Availability - Ultrafast is available

Floor Plan



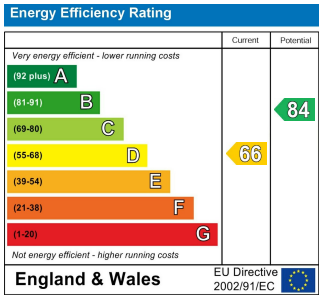
Ground Floor First Floor

Approximate Gross Internal Area
510 sq ft (47 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, indepentent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

Area Map

Energy Efficiency Graph



Council Tax Band - B

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