



Cornford Way | Lawford | CO11

FINE & COUNTRY









STEP INSIDE

Stepping through the front door, you are welcomed by a bright and inviting entrance hall that sets the tone for the generous accommodation throughout. The property has been recently redecorated both internally and externally, with new carpets laid throughout, creating a fresh, modern and beautifully presented interior.

To the left, the spacious living room offers a warm and elegant setting, enhanced by a charming bay window that fills the space with natural light. A feature gas fireplace forms the focal point, creating a cosy atmosphere ideal for relaxed evenings or family gatherings. The living room opens into the separate dining room, a versatile area perfectly suited for everyday meals or more formal occasions. From here, the space flows seamlessly into the conservatory, where wrap-around glazing invites in ample daylight and provides tranquil views of the rear garden.

The heart of the home continues in the well-appointed kitchen, offering excellent workspace and storage for modern family life. Beyond the kitchen sits a practical utility room providing extra convenience, along with direct access to the garden. A downstairs cloakroom completes the ground floor, ensuring the layout works effortlessly for busy households.

Upstairs, the property offers four well-proportioned bedrooms. The main bedroom enjoys the benefit of an en-suite shower room, fitted with a high-pressure shower for added comfort. The remaining bedrooms provide flexibility for children, guests or a home office, and are served by a modern family bathroom.

Further benefits include a new heating system installed in 2021 and an alarm system, providing both comfort and peace of mind.

STEP OUTSIDE

To the front, a generous driveway gives ample parking for multiple vehicles and leads to the single garage, offering secure storage or additional parking.

The rear garden is fully enclosed and provides a private, safe and easily maintained space, perfect for children to play, outdoor dining or simply enjoying a peaceful moment in the sun

LOCATION

Cornford Way is positioned within Lawford, a highly regarded residential area set on the edge of the Dedham Vale, an Area of Outstanding Natural Beauty. Just one mile from the riverside town of Manningtree, with a welcoming community with cafés, restaurants, independent shops, galleries, a theatre and essential amenities such as a doctor's surgery and pharmacy.

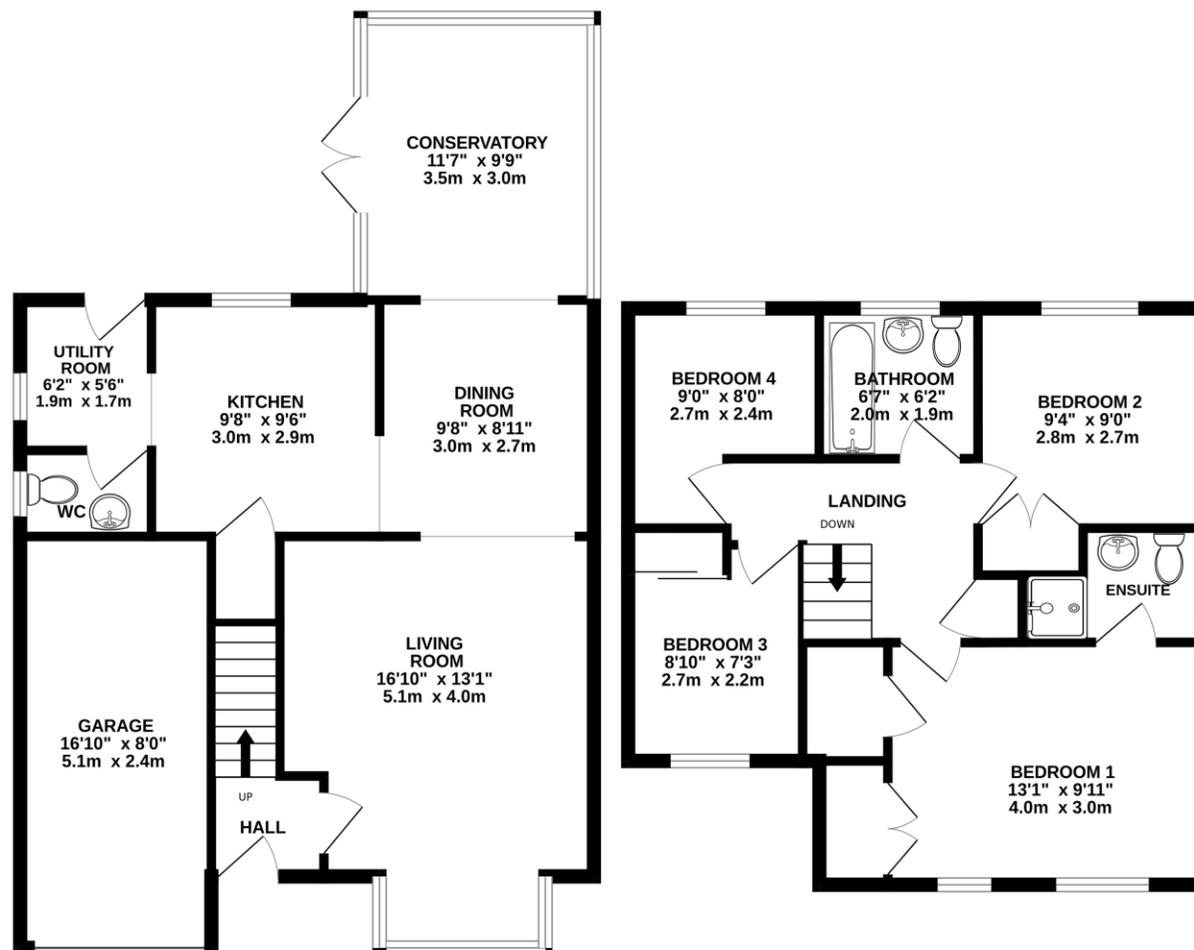
The location is excellent for commuters, with the A12 offering convenient road connections to Colchester and Ipswich. Manningtree mainline railway station, approximately a 10 minute walk from the property, provides regular fast services to London Liverpool Street.

Families are extremely well served by local schools. Highfields Primary School, rated Outstanding by Ofsted, is within easy walking distance. Manningtree High School and Lawford Church of England Primary School are also close by, while respected independent options include the Royal Hospital School at Holbrook, Ipswich School and Holmwood House in Colchester.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

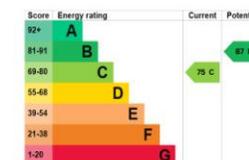


TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

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ELLIOT LEVY
SENIOR PROPERTY
CONSULTANT

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