Chamberlain Phillips
PROPERTY AGENTS

Skelton Close, Lawford
Guide Price £425,000

Skelton Close

Nestled within the sought-after neighbourhood of Lawford Dale, this charming four-bedroom detached home presents an exceptional opportunity for families seeking a blend of convenience and tranquillity. Perfectly positioned, residents will delight in the ease of access to both Manningtree Station and the bustling Manningtree High Street, offering a plethora of local amenities just a short stroll away.

Upon entry, the residence welcomes you with a warm and inviting entrance hallway, complete with a practical downstairs WC. The heart of the home lies in the well-appointed kitchen dining room, boasting elegant stone worktops, modern appliances, and a convenient utility room, ensuring a seamless culinary experience. The living room, bathed in natural light, promises a cosy retreat for relaxation and family time, while the adjacent conservatory provides an idyllic space to enjoy the beauty of the outdoors from the comfort of your home.

The first floor hosts four generously proportioned bedrooms and a sizeable family bathroom, complete with a separate walk-in shower and bath.

Outside, to the rear, the property features an enclosed, unoverlooked rear garden. Driveway parking and a single garage complement the exterior, adding convenience and storage options.

- FOUR BEDROOM DETACHED HOME
- CONSERVATORY
- LARGE FAMILY BATHROOM
- SITUATED ON THE POPULAR LAWFORD DALE
- GARAGE AND DRIVEWAY PARKING
- KITCHEN DINING ROOM
- COMPLETE UPWARD CHAIN
- GUIDE PRICE £425,000 - £435,000

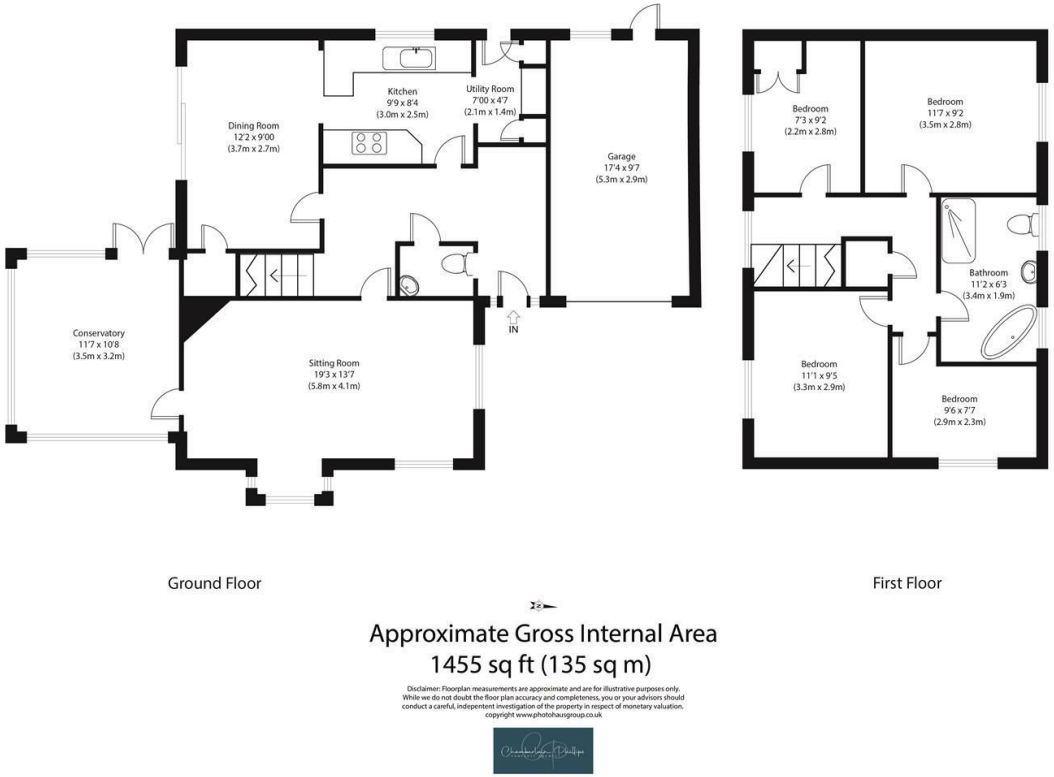
LOCATION:
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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 D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - EE & o2 are available / Three & Vodafone are Limited
Broadband Availability - Ultrafast is available

Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area
1455 sq ft (135 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.
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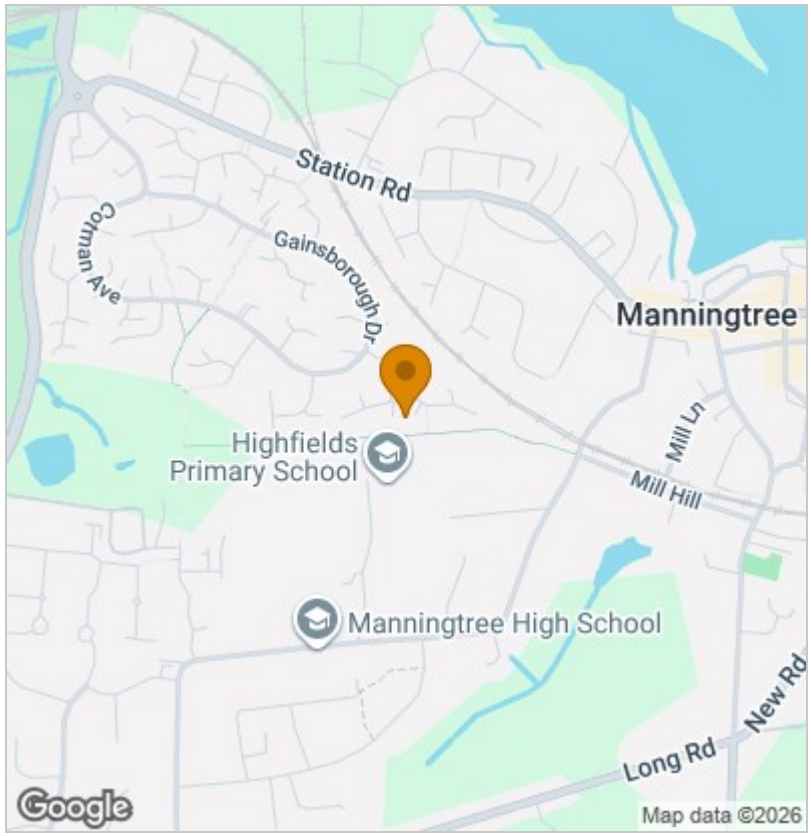
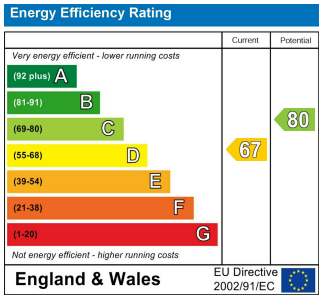
Area Map



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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