



Chester Grove, Manningtree
£425,000

Property Overview:

Chamberlain Phillips are pleased to present this three-bedroom semi-detached home, situated within the ever-requested Summers Park development.

This attractive modern home offers well-planned accommodation, stylish finishes and a particularly impressive rear garden, making it an ideal choice for first-time buyers, investors and growing families alike.

Inside, the layout is thoughtfully arranged for modern family life. A welcoming entrance hall leads to a handy cloakroom before opening into a bright, open-plan sitting/dining room a superb everyday living space with bi-fold doors leading directly out to the rear garden, perfect for entertaining during the warmer months. The kitchen is smartly finished and well equipped with fitted oven and hob, along with integrated appliances including a washing machine, dishwasher and fridge freezer.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a contemporary family bathroom.

A standout feature of the property is the substantial south-facing rear garden, offering an excellent degree of space for families, entertaining and outdoor living. To the rear of the garden sits a spacious garden lodge, complemented by a timber-decked verandah, creating a fantastic additional space for working from home, hobbies, relaxing or entertaining.

Further highlights include underfloor heating across the ground floor, together with a garage and driveway parking for several vehicles, ideal for households needing generous off-road parking.





Property Setting:

Lawford is a highly regarded village adjoining the historic market town of Manningtree, set on the Essex/Suffolk borders and close to the scenic River Stour. The area offers an appealing balance of village living, local convenience and excellent connectivity, making it a popular choice for families, professionals and those seeking a well-served yet relaxed setting.

Within Lawford and nearby Manningtree there is a good range of everyday amenities, including local shops, a Co-op supermarket, cafés, public houses, doctors' surgery and additional services within the town centre. The area is also well served for schooling, with local primary schooling available in Lawford and further educational options in Manningtree and the surrounding villages.

Manningtree's attractive waterfront is one of the area's key features, offering riverside walks, open views across the Stour Estuary and access to the neighbouring villages of Mistley and Dedham Vale, an Area of Outstanding Natural Beauty renowned for its countryside, heritage and Constable connections.

For commuters, Manningtree mainline railway station provides direct services to London Liverpool Street, as well as convenient links towards Colchester, Ipswich and Norwich. The A12 is also within easy reach, providing road access to the wider region.

Larger shopping, leisure and commercial facilities can be found in Colchester and Ipswich, both of which offer extensive retail centres, restaurants, cinemas, leisure facilities, private and state schooling, hospitals and wider employment opportunities.

Overall, Lawford and Manningtree provide a superb lifestyle location, combining local amenities, strong transport links, respected schooling and beautiful riverside and countryside surroundings.

Important Information:

Tenure - Freehold

Council Tax - Band D

Services Connected - Mains

Gas/Electric/Water/Drainage

Heating - Gas boiler via underfloor and radiators

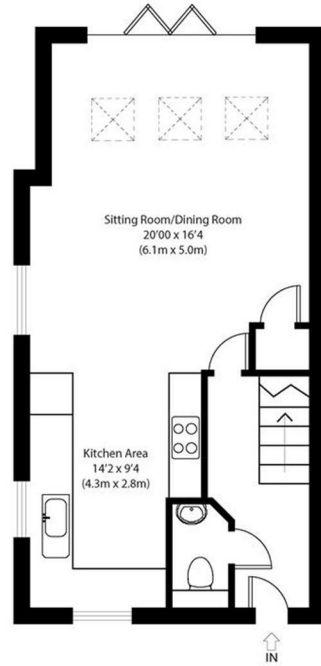
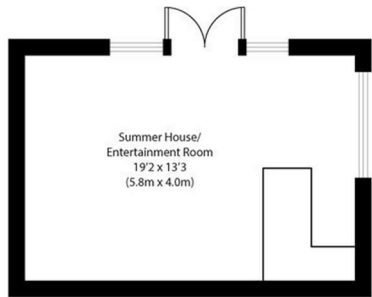
Telephone - All networks are likely

Broadband - Ultrafast FTTP broadband is available

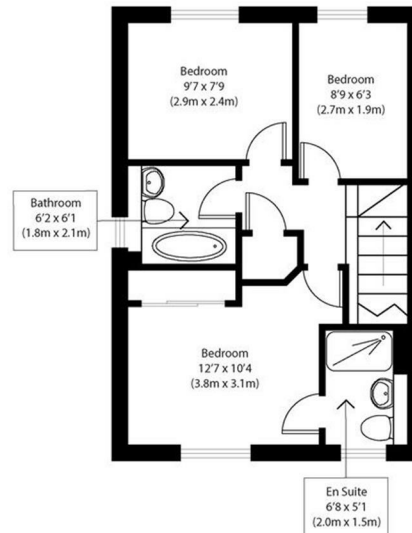
Floor Plan

Approximate Gross Internal Area
 Main House 960 sq ft (89 sq m)
 Outbuilding 260 sq ft (24 sq m)
 Total 1220 sq ft (113 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

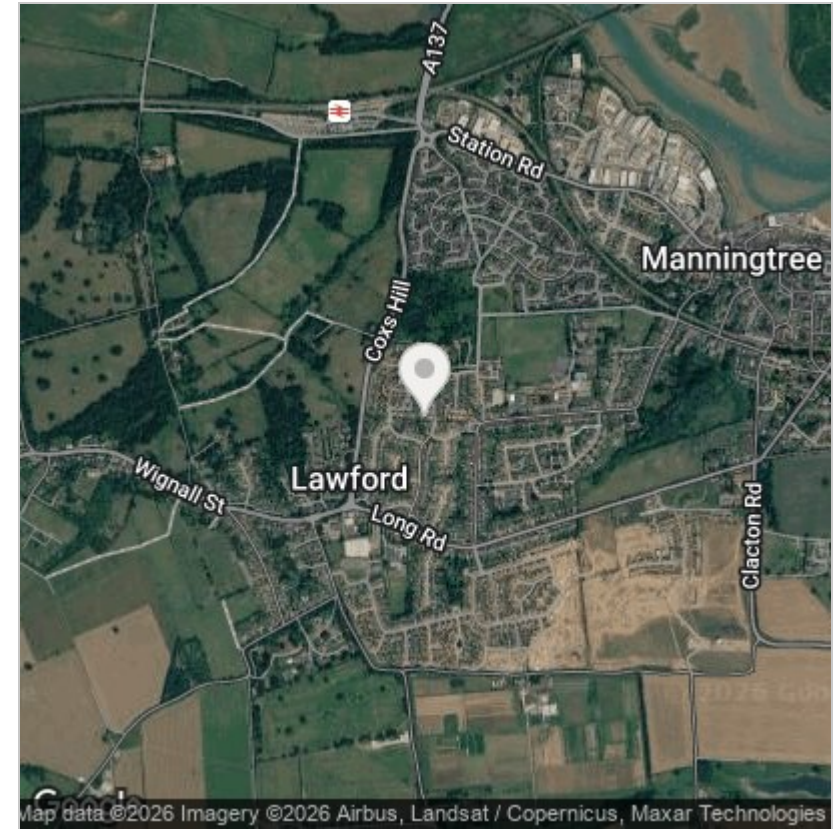


Ground Floor



First Floor

Area Map



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

Energy Efficiency Graph

